

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sector 2A"

"Sector 2A", Srishti, Proposed Residential & Commercial Building on Plot bearing New Survey No. 66, 68 & 69
{(Old Survey No. 231 (part), 235 (part), 256 (part))} of Village - Penkarpada, Srishti Road, Mira Road (East),
Taluka & Dist. - Thane - 401 107, State - Maharashtra, Country - India

Latitude Longitude: 19°16'20.4"N 72°52'10.2"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

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Indore • Aurangabad • Nanded
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

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MASTER VALUATION REPORT OF "Sector 2A"

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Latitude Longitude: 19°16'20.4"N 72°52'10.2"E

NAME OF DEVELOPER: M/s. Eversmile Properties Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd September 2021** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Sector 2A"**, Srishti, Proposed Residential & Commercial Building on Plot bearing New Survey No. 66, 68 & 69 {(Old Survey No. 231 (part), 235 (part), 256 (part)) of Village - Penkarpada, Srishti Road, Mira Road (East), Taluka & Dist. - Thane - 401 107, State - Maharashtra, Country - India. It is about 2.1 Km. travel distance from Mira Road station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is middle class & developed.

2. Developer Details:

Name of builder	M/s. Eversmile Properties Pvt. Ltd.	
Project Registration Number	Wing	RERA Project Number
	A	P51700029367
	B	P51700028685
	G	P51700029365
	H	P51700028686
Register office address	M/s. Eversmile Properties Pvt. Ltd. Office No. 75, "Srishti Housing Complex", Old Block Factory, Sector -1, Penkarpada, Mira Road (East), Taluka & Dist. - Thane, Pin Code - 401 104, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Krishna Maurya (Sales Person - Mobile No. 9833226152 / 02230645000) Mr. Siddhart Verma - (Sales Person - Mobile No.9820255521)	
E - mail ID And Website	krishna.Maurya@kalpataru.com www.kalpataru.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Srishti Road
On or towards South	Shanti Garden Sector 6
On or towards East	Open Plot & Samruddhi CHSL
On or towards West	Dhurva Building & Internal Road



Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

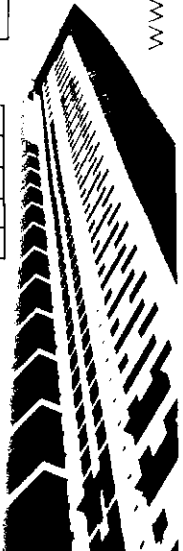
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

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)

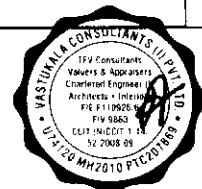
I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 22.09.2021
	b)	Date on which the valuation is made : 04.10.2021
3.	List of documents produced for perusal	
	1. Copy of Articles of Agreement for sale dated 30.03.1988 between Swati Pradhan, Mr. Saihas Pradhan & Others (the Owners) AND M/s. Eversmile Properties Pvt. Ltd. (the Purchasers)	
	2. Copy of Articles of Further Supplemental Agreement dated 06.02.1984 between Smt. Swati Pradhan & Others (the Vendors) AND M/s. Eversmile Properties Pvt. Ltd. (the Developers)	
	3. Copy of Affidavit Cum Declaration of Mr. Narendra Lodha, Authorised signatory of M/s. Eversmile Properties Pvt. Ltd. (Promoter) date 11.03.2021 (As per RERA Site)	
	4. Copy of Encumbrance Certificate date 10.07.2020 issued by M/s. Eversmile Properties Pvt. Ltd.	
	5. Copy of Title Certificate & Search Report from Adv. Indialaw date 10.07.2020	
	6. Copy of MAHARERA Registration Certificate of Project No. P51700029367 (A-Wing), P51700028685 (Wing - B), P51700029365 (Wing - G) & P51700028686 (Wing H) issued by Maharashtra Real Estate Regulatory Authority date 18.08.2021	
	7. Copy of Commencement Certificate No. MNP / NR / 3904 / 2020-21 dated 10.03.2021 issued by Mira Bhayandar Municipal Corporation (As per RERA Site date 18.08.2021).	
	8. Copy of Commencement Certificate No. MNP / NR / 1599 / 2020-21 dated 26.08.2021 issued by Mira Bhayandar Municipal Corporation.	
	Approved upto:	
	Wing	Number of Floors
	A	2 Basement + Stilt + 2 Podiums (Part) + 1 upper floor.
	B	
	G	
	H	
	9. Copy of Approved Plan No. MBMNP / NR / 1599 / 2020-21 dated 26.08.2021 issued by Mira Bhayandar Municipal Corporation (Number of Copies - Nine - 1/26 to 26/26).	
	Approved upto:	
	Wing	Number of Floors
	A	2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part

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	B	Podiums) + 1st to 33rd upper Floors.																
	G	2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part																
	H	Podiums) + 1st to 30th upper Floors.																
	Project Name (with address & phone nos.)	:	"Sector 2A" , Srishti, Proposed Residential & Commercial Building on Plot bearing New Survey No. 66, 68 & 69 ((Old Survey No. 231 (part), 235 (part), 256 (part)) of Village - Penkarpada, Srishti Road, Mira Road (East), Taluka & Dist. - Thane - 401 107, State - Maharashtra, Country - India															
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. Eversmile Properties Pvt. Ltd. Address: Office No. 75, "Srishti Housing Complex" , Old Block Factory, Sector -1, Penkarpada, Mira Road (East), Taluka & Dist. - Thane, Pin Code - 401 104, State - Maharashtra, Country - India Contact Person : Mr. Krishna Maurya (Sales Person - Mobile No. 9833226152 / 02230645000) Mr. Siddhart Verma - (Sales Person - Mobile No.9820255521)															
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																
<p>About "Sector 2A" Project: Launchcode Blockbuster Living, a gated community is a part of the Srishti township set up. In lieu of recent changes in the way the world works we are seeing consumer consumption pattern changing, we are seeing a growing demand of an ecosystem that provides school, essential services, offices all in close proximity so residents can 'Walk from Home' to each one of them. Thus, in today's day it is not just about the location, it is also about holistic lifestyle experiences. This marked preference will ensure that the value of township set ups & gated communities appreciates faster. The homes that were built decades ago in other phases of Srishti have stood the test of time and have impressed the residents with their quality & timelessness. Even today we are staying true to our legacy of quality & delivery. So much so that each home is created with much precision. Every nook, corner and column will bear a testament to the attention put in its creation. Designed to let in natural light and air, your home will always feel bright and well ventilated. Everything is efficiently planned with minimum wastage of space in passage. Your home, will be the perfect backdrop for creating cherishable memories.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1st to 33rd upper Floors.</td> </tr> <tr> <td>G & H</td> <td>Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1st to 30th upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Excavation work is in progress</td> <td>0%</td> </tr> <tr> <td>G & H</td> <td>Excavation work is in progress</td> <td>0%</td> </tr> </tbody> </table>				Wing	Number of Floors	A & B	Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 33 rd upper Floors.	G & H	Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 30 th upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A & B	Excavation work is in progress	0%	G & H	Excavation work is in progress	0%
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DATE OF COMPLETION & FUTURE LIFE:

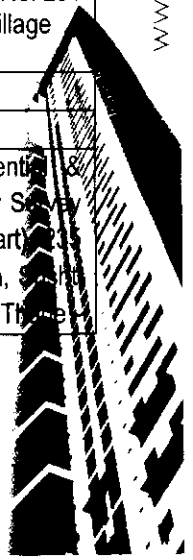
Expected completion date as informed by builder is **December - 2025 (Wing -A, B, G & H) (As per MAHARERA Certificate)**

PROPOSED PROJECT AMENITIES:

- 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
- Clubhouse
- Swimming Pool
- Multipurpose Court
- Jogging Track
- Pool deck with Lounge seating
- Kids Pool
- Gymnasiums
- Indoor Game
- Indoor Games Rooms
- Indoor Lounges
- Multipurpose Court
- Indoor spaces for Multi-functional activities
- Study Rooms
- Co-working Lounges
- Jogging/Walking Track
- Skating Park
- Multipurpose Sports Court
- Outdoor Yoga & Exercise areas
- Outdoor Kids' & Toddlers' play areas
- Multi-functional lawn with Stepped seating
- Music Room
- Crèche

6.	Location of property	:	
	a) Plot No. / Survey No.	:	New Survey No. 66, 68 & 69 ((Old Survey No. 231 (part), 235 (part), 256 (part))
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	New Survey No. 66, 68 & 69 ((Old Survey No. 231 (part), 235 (part), 256 (part)) of Village Penkarpada
	d) Ward / Taluka	:	Taluka - Thane
	e) Mandal / District	:	District - Thane
7.	Postal address of the property	:	"Sector 2A", Srishti, Proposed Residential & Commercial Building on Plot bearing New Survey No. 66, 68 & 69 ((Old Survey No. 231 (part), 235 (part), 256 (part)) of Village - Penkarpada, Mira Road, Mira Road (East), Taluka & Dist. - Thane

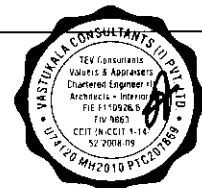
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		401 107, State - Maharashtra, Country - India			
8.	City / Town	: Mira Road			
	Residential area	: Yes			
	Commercial area	: No			
	Industrial area	: No			
9.	Classification of the area	:			
	i) High / Middle / Poor	: Middle Class			
	ii) Urban / Semi Urban / Rural	: Urban			
10	Coming under Corporation limit / Village Panchayat / Municipality	: Mira Bhayandar 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.	Boundaries of the property	As per Documents		As per Site	
	North	Pt by S No 68pt		Open Plot & Road	
	South	S. No. 68pt of Village Penkarpada		Poonam Sagar Road	
	East	S. No. 68 Pt of Village Penkarpada		Srishti Road	
	West	S. No. 68 Pt of Village Penkarpada		Srishti Complex Road	
	Boundaries of the property	As per MAHARERA			
		Wing - A	Wing - B	Wing - G	Wing - H
	North	Partly Touching to Wing B and Pt by S No 68pt	S No 66Pt of villae Penkarpada	S No 66Pt of Village Penkarpada	Pt Touching to Wing G and Pt by SNo 66Pt and 68Pt
	South	S. No. 68pt of Village Penkarpada	Partly touching to Wing A and Partly S No 66Pt	Partly touching to Wing H and Partly S No 66Pt	Partly by SNo 68Pt of Village Penkarpada
	East	S. No. 68 Pt of Village Penkarpada	Partly by S No 66Pt and 68Pt of village Penkarpada	S No 66Pt of Village Penkarpada	Pt Touching to Wing G and Pt by SNo 66Pt and 68Pt
	West	S. No. 68 Pt of Village Penkarpada	Partly S No 66Pt and 68Pt of Village Penkarpada	S No 66Pt of Village Penkarpada	Pt by SNo66Pt and Pt by S. No. 68Pt of Vill Penkarpada
14.1	Dimensions of the site	N. A. as the land is irregular in shape			
		A As per the Deed		B Actuals	
	North	-		-	
	South	-		-	
	East	-		-	
	West	-		-	



14.2	Latitude, Longitude & Co-ordinates of property	: 19°16'20.4"N 72°52'10.2"E												
14.	Extent of the site	: Total Plot area - 576801.39 Sq. M. (As per Plan) <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2">As per RERA Site</th> </tr> <tr> <th>Wing</th> <th>Plot Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>833.08</td> </tr> <tr> <td>B</td> <td>833.08</td> </tr> <tr> <td>G</td> <td>793.63</td> </tr> <tr> <td>H</td> <td>793.63</td> </tr> </tbody> </table> Structure - As per table attached to the report	As per RERA Site		Wing	Plot Area in Sq. M.	A	833.08	B	833.08	G	793.63	H	793.63
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: N.A. Building Construction work is in progress												
II	CHARACTERSTICS OF THE SITE													
1.	Classification of locality	: Middle class												
2.	Development of surrounding areas	: Good												
3.	Possibility of frequent flooding/ sub-merging	: No												
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by												
5.	Level of land with topographical conditions	: Plain												
6.	Shape of land	: Irregular												
7.	Type of use to which it can be put	: For residential purpose												
8.	Any usage restriction	: Residential												
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. MBMNP / NR / 1599 / 2020-21 dated 26.08.2021 issued by Mira Bhayandar Municipal Corporation (Number of Copies - Nine - 1/26 to 26/26) Approved upto: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 Basements + Ground (part) + Stilt (part) + 2 Podiums (part) Residential & Part Podiums 1st to 33rd upper Floors.</td> </tr> <tr> <td>G</td> <td>2 Basements + Ground (part) + Stilt (part) + 2 Podiums (part) Residential & Part Podiums 1st to 30th upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	2 Basements + Ground (part) + Stilt (part) + 2 Podiums (part) Residential & Part Podiums 1 st to 33 rd upper Floors.	G	2 Basements + Ground (part) + Stilt (part) + 2 Podiums (part) Residential & Part Podiums 1 st to 30 th upper Floors.						
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10.	Corner plot or intermittent plot?	: Intermittent												



11.	Road facilities	:	Yes																											
12.	Type of road available at present	:	B. T. Road																											
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 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.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No																											
Part – A (Valuation of land)																														
1	Size of plot	:	Total Plot area - 576801.39 Sq. M. (As per Plan)																											
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	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)	:	₹ 82,900.00 per Sq. M. Residential ₹ 30,350.00 per Sq. M. Land																											
5	Assessed / adopted rate of valuation	:	As per table attached to the report																											
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per 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>576801.39</td> <td>30350.00</td> <td>17,50,59,22,187.00</td> </tr> <tr> <th colspan="3">As per RERA Site</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>833.08</td> <td>30350.00</td> <td>2,52,83,978.00</td> </tr> <tr> <td>833.08</td> <td>30350.00</td> <td>2,52,83,978.00</td> </tr> <tr> <td>793.63</td> <td>30350.00</td> <td>2,40,86,671.00</td> </tr> <tr> <td>793.63</td> <td>30350.00</td> <td>2,40,86,671.00</td> </tr> </tbody> </table>	As per Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	576801.39	30350.00	17,50,59,22,187.00	As per RERA Site			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	833.08	30350.00	2,52,83,978.00	833.08	30350.00	2,52,83,978.00	793.63	30350.00	2,40,86,671.00	793.63	30350.00	2,40,86,671.00
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Part – B (Valuation of Building)																														
1	Technical details of the building	:																												
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																											



b) Type of construction (Load bearing / RCC / Steel Framed)	:	Building Construction work is in progress										
c) Year of construction	:	Building Construction work is in progress										
d) Number of floors and height of each floor including basement, if any	:											
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1st to 33rd upper Floors.</td> </tr> <tr> <td>B</td> <td></td> </tr> <tr> <td>G</td> <td>Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1st to 30th upper Floors.</td> </tr> <tr> <td>H</td> <td></td> </tr> </tbody> </table>	Wing	Number of Floors	A	Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 33 rd upper Floors.	B		G	Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 30 th upper Floors.	H	
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A	Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 33 rd upper Floors.											
B												
G	Proposed 2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 30 th upper Floors.											
H												
e) Plinth area floor-wise	:	As per table attached to the report										
f) Condition of the building	:											
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress										
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress										
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MBMNP / NR / 1599 / 2020-21 dated 26.08.2021 issued by Mira Bhayandar Municipal Corporation (Number of Copies - Nine - 1/26 to 26/26)										
h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1st to 33rd upper Floors. ✓</td> </tr> <tr> <td>B</td> <td></td> </tr> <tr> <td>G</td> <td>2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1st to 30th upper Floors.</td> </tr> <tr> <td>H</td> <td></td> </tr> </tbody> </table>	Wing	Number of Floors	A	2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 33 rd upper Floors. ✓	B		G	2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 30 th upper Floors.	H	
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G	2 Basements + Ground (part) + Stilt (part) + 2 Podiums (Part Residential & Part Podiums) + 1 st to 30 th upper Floors.											
H												
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes										
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.										

Specifications of construction (floor-wise) in respect of

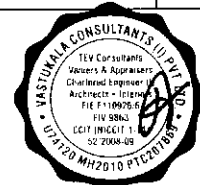
Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress



8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	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. Wing -A:**

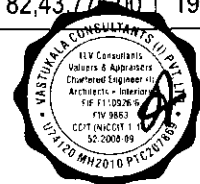
1	2	1 Pod	3 BHK	851	936	15600	1,32,75,600.00	1,19,48,040.00	27500
2	3	1 Pod	2 BHK	573	630	15600	89,38,800.00	80,44,920.00	18500
3	4	1 Pod	2 BHK	628	691	15600	97,96,800.00	88,17,120.00	20500
4	2	2 Pod	3 BHK	851	936	15600	1,32,75,600.00	1,19,48,040.00	27500
5	3	2 Pod	2 BHK	573	630	15600	89,38,800.00	80,44,920.00	18500
6	4	2 Pod	2 BHK	628	691	15600	97,96,800.00	88,17,120.00	20500
7	101	1	3 BHK	851	936	15600	1,32,75,600.00	1,19,48,040.00	27500
8	102	1	3 BHK	851	936	15600	1,32,75,600.00	1,19,48,040.00	27500
9	103	1	2 BHK	573	630	15600	89,38,800.00	80,44,920.00	18500
10	104	1	2 BHK	628	691	15600	97,96,800.00	88,17,120.00	20500
11	105	1	2 BHK	628	691	15600	97,96,800.00	88,17,120.00	20500
12	106	1	2 BHK	575	633	15600	89,70,000.00	80,73,000.00	18500
13	107	1	2 BHK	575	633	15600	89,70,000.00	80,73,000.00	18500
14	201	2	3 BHK	851	936	15630	1,33,01,130.00	1,19,71,017.00	27500
15	202	2	3 BHK	851	936	15630	1,33,01,130.00	1,19,71,017.00	27500
16	203	2	2 BHK	573	630	15630	89,55,990.00	80,60,391.00	18500



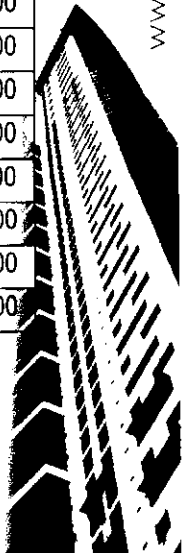
17	204	2	2 BHK	628	691	15630	98,15,640.00	88,34,076.00	20500
18	205	2	2 BHK	628	691	15630	98,15,640.00	88,34,076.00	20500
19	206	2	2 BHK	575	633	15630	89,87,250.00	80,88,525.00	18500
20	207	2	2 BHK	575	633	15630	89,87,250.00	80,88,525.00	18500
21	301	3	3 BHK	851	936	15660	1,33,26,660.00	1,19,93,994.00	28000
22	302	3	3 BHK	851	936	15660	1,33,26,660.00	1,19,93,994.00	28000
23	303	3	2 BHK	573	630	15660	89,73,180.00	80,75,862.00	18500
24	304	3	2 BHK	628	691	15660	98,34,480.00	88,51,032.00	20500
25	305	3	2 BHK	628	691	15660	98,34,480.00	88,51,032.00	20500
26	306	3	2 BHK	575	633	15660	90,04,500.00	81,04,050.00	19000
27	307	3	2 BHK	575	633	15660	90,04,500.00	81,04,050.00	19000
28	401	4	3 BHK	851	936	15690	1,33,52,190.00	1,20,16,971.00	28000
29	402	4	3 BHK	851	936	15690	1,33,52,190.00	1,20,16,971.00	28000
30	403	4	2 BHK	573	630	15690	89,90,370.00	80,91,333.00	18500
31	404	4	2 BHK	628	691	15690	98,53,320.00	88,67,988.00	20500
32	405	4	2 BHK	628	691	15690	98,53,320.00	88,67,988.00	20500
33	406	4	2 BHK	575	633	15690	90,21,750.00	81,19,575.00	19000
34	407	4	2 BHK	575	633	15690	90,21,750.00	81,19,575.00	19000
35	501	5	3 BHK	851	936	15720	1,33,77,720.00	1,20,39,948.00	28000
36	502	5	3 BHK	851	936	15720	1,33,77,720.00	1,20,39,948.00	28000
37	503	5	2 BHK	573	630	15720	90,07,560.00	81,06,804.00	19000
38	504	5	2 BHK	628	691	15720	98,72,160.00	88,84,944.00	20500
39	505	5	2 BHK	628	691	15720	98,72,160.00	88,84,944.00	20500
40	506	5	2 BHK	575	633	15720	90,39,000.00	81,35,100.00	19000
41	507	5	2 BHK	575	633	15720	90,39,000.00	81,35,100.00	19000
42	601	6	3 BHK	851	936	15750	1,34,03,250.00	1,20,62,925.00	28000
43	602	6	3 BHK	851	936	15750	1,34,03,250.00	1,20,62,925.00	28000
44	603	6	2 BHK	573	630	15750	90,24,750.00	81,22,275.00	19000
45	604	6	2 BHK	628	691	15750	98,91,000.00	89,01,900.00	20500
46	605	6	2 BHK	628	691	15750	98,91,000.00	89,01,900.00	20500
47	607	6	2 BHK	575	633	15750	90,56,250.00	81,50,625.00	19000
48	701	7	3 BHK	851	936	15780	1,34,28,780.00	1,20,85,902.00	28000
49	702	7	3 BHK	851	936	15780	1,34,28,780.00	1,20,85,902.00	28000
50	703	7	2 BHK	573	630	15780	90,41,940.00	81,37,746.00	19000
51	704	7	2 BHK	628	691	15780	99,09,840.00	89,18,856.00	20500
52	705	7	2 BHK	628	691	15780	99,09,840.00	89,18,856.00	20500



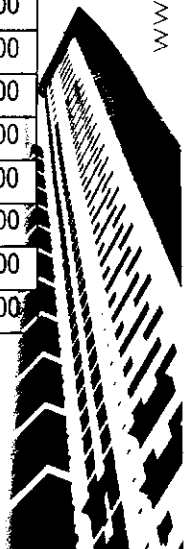
53	706	7	2 BHK	575	633	15780	90,73,500.00	81,66,150.00	19000
54	707	7	2 BHK	575	633	15780	90,73,500.00	81,66,150.00	19000
55	801	8	3 BHK	851	936	15810	1,34,54,310.00	1,21,08,879.00	28000
56	802	8	3 BHK	851	936	15810	1,34,54,310.00	1,21,08,879.00	28000
57	803	8	2 BHK	573	630	15810	90,59,130.00	81,53,217.00	19000
58	804	8	2 BHK	628	691	15810	99,28,680.00	89,35,812.00	20500
59	805	8	2 BHK	628	691	15810	99,28,680.00	89,35,812.00	20500
60	806	8	2 BHK	575	633	15810	90,90,750.00	81,81,675.00	19000
61	807	8	2 BHK	575	633	15810	90,90,750.00	81,81,675.00	19000
62	901	9	3 BHK	851	936	15840	1,34,79,840.00	1,21,31,856.00	28000
63	902	9	3 BHK	851	936	15840	1,34,79,840.00	1,21,31,856.00	28000
64	903	9	2 BHK	573	630	15840	90,76,320.00	81,68,688.00	19000
65	904	9	2 BHK	628	691	15840	99,47,520.00	89,52,768.00	20500
66	905	9	2 BHK	628	691	15840	99,47,520.00	89,52,768.00	20500
67	906	9	2 BHK	575	633	15840	91,08,000.00	81,97,200.00	19000
68	907	9	2 BHK	575	633	15840	91,08,000.00	81,97,200.00	19000
69	1001	10	3 BHK	851	936	15870	1,35,05,370.00	1,21,54,833.00	28000
70	1002	10	3 BHK	851	936	15870	1,35,05,370.00	1,21,54,833.00	28000
71	1003	10	2 BHK	573	630	15870	90,93,510.00	81,84,159.00	19000
72	1004	10	2 BHK	628	691	15870	99,66,360.00	89,69,724.00	21000
73	1005	10	2 BHK	628	691	15870	99,66,360.00	89,69,724.00	21000
74	1006	10	2 BHK	575	633	15870	91,25,250.00	82,12,725.00	19000
75	1007	10	2 BHK	575	633	15870	91,25,250.00	82,12,725.00	19000
76	1101	11	3 BHK	851	936	15900	1,35,30,900.00	1,21,77,810.00	28000
77	1102	11	3 BHK	851	936	15900	1,35,30,900.00	1,21,77,810.00	28000
78	1103	11	2 BHK	573	630	15900	91,10,700.00	81,99,630.00	19000
79	1104	11	2 BHK	628	691	15900	99,85,200.00	89,86,680.00	21000
80	1105	11	2 BHK	628	691	15900	99,85,200.00	89,86,680.00	21000
81	1107	11	2 BHK	575	633	15900	91,42,500.00	82,28,250.00	19000
82	1201	12	3 BHK	851	936	15930	1,35,56,430.00	1,22,00,787.00	28000
83	1202	12	3 BHK	851	936	15930	1,35,56,430.00	1,22,00,787.00	28000
84	1203	12	2 BHK	573	630	15930	91,27,890.00	82,15,101.00	19000
85	1204	12	2 BHK	628	691	15930	1,00,04,040.00	90,03,636.00	21000
86	1205	12	2 BHK	628	691	15930	1,00,04,040.00	90,03,636.00	21000
87	1206	12	2 BHK	575	633	15930	91,59,750.00	82,43,775.00	19000
88	1207	12	2 BHK	575	633	15930	91,59,750.00	82,43,775.00	19000



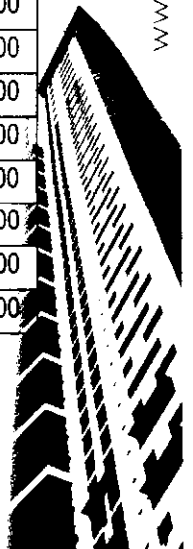
89	1301	13	3 BHK	851	936	15960	1,35,81,960.00	1,22,23,764.00	28500
90	1302	13	3 BHK	851	936	15960	1,35,81,960.00	1,22,23,764.00	28500
91	1303	13	2 BHK	573	630	15960	91,45,080.00	82,30,572.00	19000
92	1304	13	2 BHK	628	691	15960	1,00,22,880.00	90,20,592.00	21000
93	1305	13	2 BHK	628	691	15960	1,00,22,880.00	90,20,592.00	21000
94	1306	13	2 BHK	575	633	15960	91,77,000.00	82,59,300.00	19000
95	1307	13	2 BHK	575	633	15960	91,77,000.00	82,59,300.00	19000
96	1401	14	3 BHK	851	936	15990	1,36,07,490.00	1,22,46,741.00	28500
97	1402	14	3 BHK	851	936	15990	1,36,07,490.00	1,22,46,741.00	28500
98	1403	14	2 BHK	573	630	15990	91,62,270.00	82,46,043.00	19000
99	1404	14	2 BHK	628	691	15990	1,00,41,720.00	90,37,548.00	21000
100	1405	14	2 BHK	628	691	15990	1,00,41,720.00	90,37,548.00	21000
101	1406	14	2 BHK	575	633	15990	91,94,250.00	82,74,825.00	19000
102	1407	14	2 BHK	575	633	15990	91,94,250.00	82,74,825.00	19000
103	1501	15	3 BHK	851	936	16020	1,36,33,020.00	1,22,69,718.00	28500
104	1502	15	3 BHK	851	936	16020	1,36,33,020.00	1,22,69,718.00	28500
105	1503	15	2 BHK	573	630	16020	91,79,460.00	82,61,514.00	19000
106	1504	15	2 BHK	628	691	16020	1,00,60,560.00	90,54,504.00	21000
107	1505	15	2 BHK	628	691	16020	1,00,60,560.00	90,54,504.00	21000
108	1506	15	2 BHK	575	633	16020	92,11,500.00	82,90,350.00	19000
109	1507	15	2 BHK	575	633	16020	92,11,500.00	82,90,350.00	19000
110	1601	16	3 BHK	851	936	16050	1,36,58,550.00	1,22,92,695.00	28500
111	1602	16	3 BHK	851	936	16050	1,36,58,550.00	1,22,92,695.00	28500
112	1603	16	2 BHK	573	630	16050	91,96,650.00	82,76,985.00	19000
113	1604	16	2 BHK	628	691	16050	1,00,79,400.00	90,71,460.00	21000
114	1605	16	2 BHK	628	691	16050	1,00,79,400.00	90,71,460.00	21000
115	1607	16	2 BHK	575	633	16050	92,28,750.00	83,05,875.00	19000
116	1701	17	3 BHK	851	936	16080	1,36,84,080.00	1,23,15,672.00	28500
117	1702	17	3 BHK	851	936	16080	1,36,84,080.00	1,23,15,672.00	28500
118	1703	17	2 BHK	573	630	16080	92,13,840.00	82,92,456.00	19000
119	1704	17	2 BHK	628	691	16080	1,00,98,240.00	90,88,416.00	21000
120	1705	17	2 BHK	628	691	16080	1,00,98,240.00	90,88,416.00	21000
121	1706	17	2 BHK	575	633	16080	92,46,000.00	83,21,400.00	19500
122	1707	17	2 BHK	575	633	16080	92,46,000.00	83,21,400.00	19500
123	1801	18	3 BHK	851	936	16110	1,37,09,610.00	1,23,38,649.00	28500
124	1802	18	3 BHK	851	936	16110	1,37,09,610.00	1,23,38,649.00	28500



125	1803	18	2 BHK	573	630	16110	92,31,030.00	83,07,927.00	19000
126	1804	18	2 BHK	628	691	16110	1,01,17,080.00	91,05,372.00	21000
127	1805	18	2 BHK	628	691	16110	1,01,17,080.00	91,05,372.00	21000
128	1806	18	2 BHK	575	633	16110	92,63,250.00	83,36,925.00	19500
129	1807	18	2 BHK	575	633	16110	92,63,250.00	83,36,925.00	19500
130	1901	19	3 BHK	851	936	16140	1,37,35,140.00	1,23,61,626.00	28500
131	1902	19	3 BHK	851	936	16140	1,37,35,140.00	1,23,61,626.00	28500
132	1903	19	2 BHK	573	630	16140	92,48,220.00	83,23,398.00	19500
133	1904	19	2 BHK	628	691	16140	1,01,35,920.00	91,22,328.00	21000
134	1905	19	2 BHK	628	691	16140	1,01,35,920.00	91,22,328.00	21000
135	1906	19	2 BHK	575	633	16140	92,80,500.00	83,52,450.00	19500
136	1907	19	2 BHK	575	633	16140	92,80,500.00	83,52,450.00	19500
137	2001	20	3 BHK	851	936	16170	1,37,60,670.00	1,23,84,603.00	28500
138	2002	20	3 BHK	851	936	16170	1,37,60,670.00	1,23,84,603.00	28500
139	2003	20	2 BHK	573	630	16170	92,65,410.00	83,38,869.00	19500
140	2004	20	2 BHK	628	691	16170	1,01,54,760.00	91,39,284.00	21000
141	2005	20	2 BHK	628	691	16170	1,01,54,760.00	91,39,284.00	21000
142	2006	20	2 BHK	575	633	16170	92,97,750.00	83,67,975.00	19500
143	2007	20	2 BHK	575	633	16170	92,97,750.00	83,67,975.00	19500
144	2101	21	3 BHK	851	936	16200	1,37,86,200.00	1,24,07,580.00	28500
145	2102	21	3 BHK	851	936	16200	1,37,86,200.00	1,24,07,580.00	28500
146	2103	21	2 BHK	573	630	16200	92,82,600.00	83,54,340.00	19500
147	2104	21	2 BHK	628	691	16200	1,01,73,600.00	91,56,240.00	21000
148	2105	21	2 BHK	628	691	16200	1,01,73,600.00	91,56,240.00	21000
149	2107	21	2 BHK	575	633	16200	93,15,000.00	83,83,500.00	19500
150	2201	22	3 BHK	851	936	16230	1,38,11,730.00	1,24,30,557.00	29000
151	2202	22	3 BHK	851	936	16230	1,38,11,730.00	1,24,30,557.00	29000
152	2203	22	2 BHK	573	630	16230	92,99,790.00	83,69,811.00	19500
153	2204	22	2 BHK	628	691	16230	1,01,92,440.00	91,73,196.00	21000
154	2205	22	2 BHK	628	691	16230	1,01,92,440.00	91,73,196.00	21000
155	2206	22	2 BHK	575	633	16230	93,32,250.00	83,99,025.00	19500
156	2207	22	2 BHK	575	633	16230	93,32,250.00	83,99,025.00	19500
157	2301	23	3 BHK	851	936	16260	1,38,37,260.00	1,24,53,534.00	29000
158	2302	23	3 BHK	851	936	16260	1,38,37,260.00	1,24,53,534.00	29000
159	2303	23	2 BHK	573	630	16260	93,16,980.00	83,85,282.00	19500
160	2304	23	2 BHK	628	691	16260	1,02,11,280.00	91,90,152.00	21500



161	2305	23	2 BHK	628	691	16260	1,02,11,280.00	91,90,152.00	21500
162	2306	23	2 BHK	575	633	16260	93,49,500.00	84,14,550.00	19500
163	2307	23	2 BHK	575	633	16260	93,49,500.00	84,14,550.00	19500
164	2401	24	3 BHK	851	936	16290	1,38,62,790.00	1,24,76,511.00	29000
165	2402	24	3 BHK	851	936	16290	1,38,62,790.00	1,24,76,511.00	29000
166	2403	24	2 BHK	573	630	16290	93,34,170.00	84,00,753.00	19500
167	2404	24	2 BHK	628	691	16290	1,02,30,120.00	92,07,108.00	21500
168	2405	24	2 BHK	628	691	16290	1,02,30,120.00	92,07,108.00	21500
169	2406	24	2 BHK	575	633	16290	93,66,750.00	84,30,075.00	19500
170	2407	24	2 BHK	575	633	16290	93,66,750.00	84,30,075.00	19500
171	2501	25	3 BHK	851	936	16320	1,38,88,320.00	1,24,99,488.00	29000
172	2502	25	3 BHK	851	936	16320	1,38,88,320.00	1,24,99,488.00	29000
173	2503	25	2 BHK	573	630	16320	93,51,360.00	84,16,224.00	19500
174	2504	25	2 BHK	628	691	16320	1,02,48,960.00	92,24,064.00	21500
175	2505	25	2 BHK	628	691	16320	1,02,48,960.00	92,24,064.00	21500
176	2506	25	2 BHK	575	633	16320	93,84,000.00	84,45,600.00	19500
177	2507	25	2 BHK	575	633	16320	93,84,000.00	84,45,600.00	19500
178	2601	26	3 BHK	851	936	16350	1,39,13,850.00	1,25,22,465.00	29000
179	2602	26	3 BHK	851	936	16350	1,39,13,850.00	1,25,22,465.00	29000
180	2603	26	2 BHK	573	630	16350	93,68,550.00	84,31,695.00	19500
181	2604	26	2 BHK	628	691	16350	1,02,67,800.00	92,41,020.00	21500
182	2605	26	2 BHK	628	691	16350	1,02,67,800.00	92,41,020.00	21500
183	2607	26	2 BHK	575	633	16350	94,01,250.00	84,61,125.00	19500
184	2701	27	3 BHK	851	936	16380	1,39,39,380.00	1,25,45,442.00	29000
185	2702	27	3 BHK	851	936	16380	1,39,39,380.00	1,25,45,442.00	29000
186	2703	27	2 BHK	573	630	16380	93,85,740.00	84,47,166.00	19500
187	2704	27	2 BHK	628	691	16380	1,02,86,640.00	92,57,976.00	21500
188	2705	27	2 BHK	628	691	16380	1,02,86,640.00	92,57,976.00	21500
189	2706	27	2 BHK	575	633	16380	94,18,500.00	84,76,650.00	19500
190	2707	27	2 BHK	575	633	16380	94,18,500.00	84,76,650.00	19500
191	2801	28	3 BHK	851	936	16410	1,39,64,910.00	1,25,68,419.00	29000
192	2802	28	3 BHK	851	936	16410	1,39,64,910.00	1,25,68,419.00	29000
193	2803	28	2 BHK	573	630	16410	94,02,930.00	84,62,637.00	19500
194	2804	28	2 BHK	628	691	16410	1,03,05,480.00	92,74,932.00	21500
195	2805	28	2 BHK	628	691	16410	1,03,05,480.00	92,74,932.00	21500
196	2806	28	2 BHK	575	633	16410	94,35,750.00	84,92,175.00	19500



197	2807	28	2 BHK	575	633	16410	94,35,750.00	84,92,175.00	19500
198	2901	29	3 BHK	851	936	16440	1,39,90,440.00	1,25,91,396.00	29000
199	2902	29	3 BHK	851	936	16440	1,39,90,440.00	1,25,91,396.00	29000
200	2903	29	2 BHK	573	630	16440	94,20,120.00	84,78,108.00	19500
201	2904	29	2 BHK	628	691	16440	1,03,24,320.00	92,91,888.00	21500
202	2905	29	2 BHK	628	691	16440	1,03,24,320.00	92,91,888.00	21500
203	2906	29	2 BHK	575	633	16440	94,53,000.00	85,07,700.00	19500
204	2907	29	2 BHK	575	633	16440	94,53,000.00	85,07,700.00	19500
205	3001	30	3 BHK	851	936	16470	1,40,15,970.00	1,26,14,373.00	29000
206	3002	30	3 BHK	851	936	16470	1,40,15,970.00	1,26,14,373.00	29000
207	3003	30	2 BHK	573	630	16470	94,37,310.00	84,93,579.00	19500
208	3004	30	2 BHK	628	691	16470	1,03,43,160.00	93,08,844.00	21500
209	3005	30	2 BHK	628	691	16470	1,03,43,160.00	93,08,844.00	21500
210	3006	30	2 BHK	575	633	16470	94,70,250.00	85,23,225.00	19500
211	3007	30	2 BHK	575	633	16470	94,70,250.00	85,23,225.00	19500
212	3101	31	3 BHK	851	936	16500	1,40,41,500.00	1,26,37,350.00	29500
213	3102	31	3 BHK	851	936	16500	1,40,41,500.00	1,26,37,350.00	29500
214	3103	31	2 BHK	573	630	16500	94,54,500.00	85,09,050.00	19500
215	3104	31	2 BHK	628	691	16500	1,03,62,000.00	93,25,800.00	21500
216	3105	31	2 BHK	628	691	16500	1,03,62,000.00	93,25,800.00	21500
217	3107	31	2 BHK	575	633	16500	94,87,500.00	85,38,750.00	20000
218	3201	32	3 BHK	851	936	16530	1,40,67,030.00	1,26,60,327.00	29500
219	3202	32	3 BHK	851	936	16530	1,40,67,030.00	1,26,60,327.00	29500
220	3203	32	2 BHK	573	630	16530	94,71,690.00	85,24,521.00	19500
221	3204	32	2 BHK	628	691	16530	1,03,80,840.00	93,42,756.00	21500
222	3205	32	2 BHK	628	691	16530	1,03,80,840.00	93,42,756.00	21500
223	3206	32	2 BHK	575	633	16530	95,04,750.00	85,54,275.00	20000
224	3207	32	2 BHK	575	633	16530	95,04,750.00	85,54,275.00	20000
225	3301	33	3 BHK	851	936	16560	1,40,92,560.00	1,26,83,304.00	29500
226	3302	33	3 BHK	851	936	16560	1,40,92,560.00	1,26,83,304.00	29500
227	3303	33	2 BHK	573	630	16560	94,88,880.00	85,39,992.00	20000
228	3304	33	2 BHK	628	691	16560	1,03,99,680.00	93,59,712.00	21500
229	3305	33	2 BHK	628	691	16560	1,03,99,680.00	93,59,712.00	21500
230	3306	33	2 BHK	575	633	16560	95,22,000.00	85,69,800.00	20000
231	3307	33	2 BHK	575	633	16560	95,22,000.00	85,69,800.00	20000
Total				155127	170640		2,49,23,16,990.00	2,24,30,85,291.00	



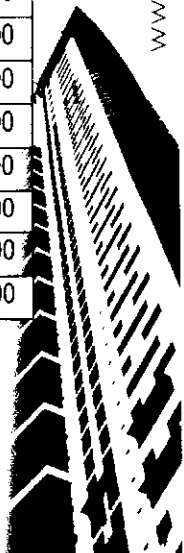
2. Wing -B:

1	2	1 Pod	2 BHK	628	691	15600	97,96,800.00	88,17,120.00	20500
2	3	1 Pod	2 BHK	573	630	15600	89,38,800.00	80,44,920.00	18500
3	4	1 Pod	3 BHK	851	936	15600	1,32,75,600.00	1,19,48,040.00	27500
4	2	2 Pod	2 BHK	628	691	15600	97,96,800.00	88,17,120.00	20500
5	3	2 Pod	2 BHK	573	630	15600	89,38,800.00	80,44,920.00	18500
6	4	2 Pod	3 BHK	851	936	15600	1,32,75,600.00	1,19,48,040.00	27500
7	101	1	2 BHK	628	691	15630	98,15,640.00	88,34,076.00	20500
8	102	1	2 BHK	628	691	15630	98,15,640.00	88,34,076.00	20500
9	103	1	2 BHK	573	630	15630	89,55,990.00	80,60,391.00	18500
10	104	1	3 BHK	851	936	15630	1,33,01,130.00	1,19,71,017.00	27500
11	105	1	3 BHK	851	936	15630	1,33,01,130.00	1,19,71,017.00	27500
12	106	1	2 BHK	575	633	15630	89,87,250.00	80,88,525.00	18500
13	107	1	2 BHK	575	633	15630	89,87,250.00	80,88,525.00	18500
14	201	2	2 BHK	628	691	15660	98,34,480.00	88,51,032.00	20500
15	202	2	2 BHK	628	691	15660	98,34,480.00	88,51,032.00	20500
16	203	2	2 BHK	573	630	15660	89,73,180.00	80,75,862.00	18500
17	204	2	3 BHK	851	936	15660	1,33,26,660.00	1,19,93,994.00	28000
18	205	2	3 BHK	851	936	15660	1,33,26,660.00	1,19,93,994.00	28000
19	206	2	2 BHK	575	633	15660	90,04,500.00	81,04,050.00	19000
20	207	2	2 BHK	575	633	15660	90,04,500.00	81,04,050.00	19000
21	301	3	2 BHK	628	691	15690	98,53,320.00	88,67,988.00	20500
22	302	3	2 BHK	628	691	15690	98,53,320.00	88,67,988.00	20500
23	303	3	2 BHK	573	630	15690	89,90,370.00	80,91,333.00	18500
24	304	3	3 BHK	851	936	15690	1,33,52,190.00	1,20,16,971.00	28000
25	305	3	3 BHK	851	936	15690	1,33,52,190.00	1,20,16,971.00	28000
26	306	3	2 BHK	575	633	15690	90,21,750.00	81,19,575.00	19000
27	307	3	2 BHK	575	633	15690	90,21,750.00	81,19,575.00	19000
28	401	4	2 BHK	628	691	15720	98,72,160.00	88,84,944.00	20500
29	402	4	2 BHK	628	691	15720	98,72,160.00	88,84,944.00	20500
30	403	4	2 BHK	573	630	15720	90,07,560.00	81,06,804.00	19000
31	404	4	3 BHK	851	936	15720	1,33,77,720.00	1,20,39,948.00	28000
32	405	4	3 BHK	851	936	15720	1,33,77,720.00	1,20,39,948.00	28000
33	406	4	2 BHK	575	633	15720	90,39,000.00	81,35,100.00	19000
34	407	4	2 BHK	575	633	15720	90,39,000.00	81,35,100.00	19000
35	501	5	2 BHK	628	691	15750	98,91,000.00	89,01,900.00	20500



Vastukala Consultants (I) Pvt. Ltd.

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36	502	5	2 BHK	628	691	15750	98,91,000.00	89,01,900.00	20500
37	503	5	2 BHK	573	630	15750	90,24,750.00	81,22,275.00	19000
38	504	5	3 BHK	851	936	15750	1,34,03,250.00	1,20,62,925.00	28000
39	505	5	3 BHK	851	936	15750	1,34,03,250.00	1,20,62,925.00	28000
40	506	5	2 BHK	575	633	15750	90,56,250.00	81,50,625.00	19000
41	507	5	2 BHK	575	633	15750	90,56,250.00	81,50,625.00	19000
42	601	6	2 BHK	628	691	15780	99,09,840.00	89,18,856.00	20500
43	602	6	2 BHK	628	691	15780	99,09,840.00	89,18,856.00	20500
44	603	6	2 BHK	573	630	15780	90,41,940.00	81,37,746.00	19000
45	604	6	3 BHK	851	936	15780	1,34,28,780.00	1,20,85,902.00	28000
46	605	6	3 BHK	851	936	15780	1,34,28,780.00	1,20,85,902.00	28000
47	607	6	2 BHK	575	633	15780	90,73,500.00	81,66,150.00	19000
48	701	7	2 BHK	628	691	15810	99,28,680.00	89,35,812.00	20500
49	702	7	2 BHK	628	691	15810	99,28,680.00	89,35,812.00	20500
50	703	7	2 BHK	573	630	15810	90,59,130.00	81,53,217.00	19000
51	704	7	3 BHK	851	936	15810	1,34,54,310.00	1,21,08,879.00	28000
52	705	7	3 BHK	851	936	15810	1,34,54,310.00	1,21,08,879.00	28000
53	706	7	2 BHK	575	633	15810	90,90,750.00	81,81,675.00	19000
54	707	7	2 BHK	575	633	15810	90,90,750.00	81,81,675.00	19000
55	801	8	2 BHK	628	691	15840	99,47,520.00	89,52,768.00	20500
56	802	8	2 BHK	628	691	15840	99,47,520.00	89,52,768.00	20500
57	803	8	2 BHK	573	630	15840	90,76,320.00	81,68,688.00	19000
58	804	8	3 BHK	851	936	15840	1,34,79,840.00	1,21,31,856.00	28000
59	805	8	3 BHK	851	936	15840	1,34,79,840.00	1,21,31,856.00	28000
60	806	8	2 BHK	575	633	15840	91,08,000.00	81,97,200.00	19000
61	807	8	2 BHK	575	633	15840	91,08,000.00	81,97,200.00	19000
62	901	9	2 BHK	628	691	15870	99,66,360.00	89,69,724.00	21000
63	902	9	2 BHK	628	691	15870	99,66,360.00	89,69,724.00	21000
64	903	9	2 BHK	573	630	15870	90,93,510.00	81,84,159.00	19000
65	904	9	3 BHK	851	936	15870	1,35,05,370.00	1,21,54,833.00	28000
66	905	9	3 BHK	851	936	15870	1,35,05,370.00	1,21,54,833.00	28000
67	906	9	2 BHK	575	633	15870	91,25,250.00	82,12,725.00	19000
68	907	9	2 BHK	575	633	15870	91,25,250.00	82,12,725.00	19000
69	1001	10	2 BHK	628	691	15900	99,85,200.00	89,86,680.00	21000
70	1002	10	2 BHK	628	691	15900	99,85,200.00	89,86,680.00	21000
71	1003	10	2 BHK	573	630	15900	91,10,700.00	81,99,630.00	19000



72	1004	10	3 BHK	851	936	15900	1,35,30,900.00	1,21,77,810.00	28000
73	1005	10	3 BHK	851	936	15900	1,35,30,900.00	1,21,77,810.00	28000
74	1006	10	2 BHK	575	633	15900	91,42,500.00	82,28,250.00	19000
75	1007	10	2 BHK	575	633	15900	91,42,500.00	82,28,250.00	19000
76	1101	11	2 BHK	628	691	15930	1,00,04,040.00	90,03,636.00	21000
77	1102	11	2 BHK	628	691	15930	1,00,04,040.00	90,03,636.00	21000
78	1103	11	2 BHK	573	630	15930	91,27,890.00	82,15,101.00	19000
79	1104	11	3 BHK	851	936	15930	1,35,56,430.00	1,22,00,787.00	28000
80	1105	11	3 BHK	851	936	15930	1,35,56,430.00	1,22,00,787.00	28000
81	1107	11	2 BHK	575	633	15930	91,59,750.00	82,43,775.00	19000
82	1201	12	2 BHK	628	691	15960	1,00,22,880.00	90,20,592.00	21000
83	1202	12	2 BHK	628	691	15960	1,00,22,880.00	90,20,592.00	21000
84	1203	12	2 BHK	573	630	15960	91,45,080.00	82,30,572.00	19000
85	1204	12	3 BHK	851	936	15960	1,35,81,960.00	1,22,23,764.00	28500
86	1205	12	3 BHK	851	936	15960	1,35,81,960.00	1,22,23,764.00	28500
87	1206	12	2 BHK	575	633	15960	91,77,000.00	82,59,300.00	19000
88	1207	12	2 BHK	575	633	15960	91,77,000.00	82,59,300.00	19000
89	1301	13	2 BHK	628	691	15990	1,00,41,720.00	90,37,548.00	21000
90	1302	13	2 BHK	628	691	15990	1,00,41,720.00	90,37,548.00	21000
91	1303	13	2 BHK	573	630	15990	91,62,270.00	82,46,043.00	19000
92	1304	13	3 BHK	851	936	15990	1,36,07,490.00	1,22,46,741.00	28500
93	1305	13	3 BHK	851	936	15990	1,36,07,490.00	1,22,46,741.00	28500
94	1306	13	2 BHK	575	633	15990	91,94,250.00	82,74,825.00	19000
95	1307	13	2 BHK	575	633	15990	91,94,250.00	82,74,825.00	19000
96	1401	14	2 BHK	628	691	16020	1,00,60,560.00	90,54,504.00	21000
97	1402	14	2 BHK	628	691	16020	1,00,60,560.00	90,54,504.00	21000
98	1403	14	2 BHK	573	630	16020	91,79,460.00	82,61,514.00	19000
99	1404	14	3 BHK	851	936	16020	1,36,33,020.00	1,22,69,718.00	28500
100	1405	14	3 BHK	851	936	16020	1,36,33,020.00	1,22,69,718.00	28500
101	1406	14	2 BHK	575	633	16020	92,11,500.00	82,90,350.00	19000
102	1407	14	2 BHK	575	633	16020	92,11,500.00	82,90,350.00	19000
103	1501	15	2 BHK	628	691	16050	1,00,79,400.00	90,71,460.00	21000
104	1502	15	2 BHK	628	691	16050	1,00,79,400.00	90,71,460.00	21000
105	1503	15	2 BHK	573	630	16050	91,96,650.00	82,76,985.00	19000
106	1504	15	3 BHK	851	936	16050	1,36,58,550.00	1,22,92,695.00	28500
107	1505	15	3 BHK	851	936	16050	1,36,58,550.00	1,22,92,695.00	28500



108	1506	15	2 BHK	575	633	16050	92,28,750.00	83,05,875.00	19000
109	1507	15	2 BHK	575	633	16050	92,28,750.00	83,05,875.00	19000
110	1601	16	2 BHK	628	691	16080	1,00,98,240.00	90,88,416.00	21000
111	1602	16	2 BHK	628	691	16080	1,00,98,240.00	90,88,416.00	21000
112	1603	16	2 BHK	573	630	16080	92,13,840.00	82,92,456.00	19000
113	1604	16	3 BHK	851	936	16080	1,36,84,080.00	1,23,15,672.00	28500
114	1605	16	3 BHK	851	936	16080	1,36,84,080.00	1,23,15,672.00	28500
115	1607	16	2 BHK	575	633	16080	92,46,000.00	83,21,400.00	19500
116	1701	17	2 BHK	628	691	16110	1,01,17,080.00	91,05,372.00	21000
117	1702	17	2 BHK	628	691	16110	1,01,17,080.00	91,05,372.00	21000
118	1703	17	2 BHK	573	630	16110	92,31,030.00	83,07,927.00	19000
119	1704	17	3 BHK	851	936	16110	1,37,09,610.00	1,23,38,649.00	28500
120	1705	17	3 BHK	851	936	16110	1,37,09,610.00	1,23,38,649.00	28500
121	1706	17	2 BHK	575	633	16110	92,63,250.00	83,36,925.00	19500
122	1707	17	2 BHK	575	633	16110	92,63,250.00	83,36,925.00	19500
123	1801	18	2 BHK	628	691	16140	1,01,35,920.00	91,22,328.00	21000
124	1802	18	2 BHK	628	691	16140	1,01,35,920.00	91,22,328.00	21000
125	1803	18	2 BHK	573	630	16140	92,48,220.00	83,23,398.00	19500
126	1804	18	3 BHK	851	936	16140	1,37,35,140.00	1,23,61,626.00	28500
127	1805	18	3 BHK	851	936	16140	1,37,35,140.00	1,23,61,626.00	28500
128	1806	18	2 BHK	575	633	16140	92,80,500.00	83,52,450.00	19500
129	1807	18	2 BHK	575	633	16140	92,80,500.00	83,52,450.00	19500
130	1901	19	2 BHK	628	691	16170	1,01,54,760.00	91,39,284.00	21000
131	1902	19	2 BHK	628	691	16170	1,01,54,760.00	91,39,284.00	21000
132	1903	19	2 BHK	573	630	16170	92,65,410.00	83,38,869.00	19500
133	1904	19	3 BHK	851	936	16170	1,37,60,670.00	1,23,84,603.00	28500
134	1905	19	3 BHK	851	936	16170	1,37,60,670.00	1,23,84,603.00	28500
135	1906	19	2 BHK	575	633	16170	92,97,750.00	83,67,975.00	19500
136	1907	19	2 BHK	575	633	16170	92,97,750.00	83,67,975.00	19500
137	2001	20	2 BHK	628	691	16200	1,01,73,600.00	91,56,240.00	21000
138	2002	20	2 BHK	628	691	16200	1,01,73,600.00	91,56,240.00	21000
139	2003	20	2 BHK	573	630	16200	92,82,600.00	83,54,340.00	19500
140	2004	20	3 BHK	851	936	16200	1,37,86,200.00	1,24,07,580.00	28500
141	2005	20	3 BHK	851	936	16200	1,37,86,200.00	1,24,07,580.00	28500
142	2006	20	2 BHK	575	633	16200	93,15,000.00	83,83,500.00	19500
143	2007	20	2 BHK	575	633	16200	93,15,000.00	83,83,500.00	19500



144	2101	21	2 BHK	628	691	16230	1,01,92,440.00	91,73,196.00	21000
145	2102	21	2 BHK	628	691	16230	1,01,92,440.00	91,73,196.00	21000
146	2103	21	2 BHK	573	630	16230	92,99,790.00	83,69,811.00	19500
147	2104	21	3 BHK	851	936	16230	1,38,11,730.00	1,24,30,557.00	29000
148	2105	21	3 BHK	851	936	16230	1,38,11,730.00	1,24,30,557.00	29000
149	2107	21	2 BHK	575	633	16230	93,32,250.00	83,99,025.00	19500
150	2201	22	2 BHK	628	691	16260	1,02,11,280.00	91,90,152.00	21500
151	2202	22	2 BHK	628	691	16260	1,02,11,280.00	91,90,152.00	21500
152	2203	22	2 BHK	573	630	16260	93,16,980.00	83,85,282.00	19500
153	2204	22	3 BHK	851	936	16260	1,38,37,260.00	1,24,53,534.00	29000
154	2205	22	3 BHK	851	936	16260	1,38,37,260.00	1,24,53,534.00	29000
155	2206	22	2 BHK	575	633	16260	93,49,500.00	84,14,550.00	19500
156	2207	22	2 BHK	575	633	16260	93,49,500.00	84,14,550.00	19500
157	2301	23	2 BHK	628	691	16290	1,02,30,120.00	92,07,108.00	21500
158	2302	23	2 BHK	628	691	16290	1,02,30,120.00	92,07,108.00	21500
159	2303	23	2 BHK	573	630	16290	93,34,170.00	84,00,753.00	19500
160	2304	23	3 BHK	851	936	16290	1,38,62,790.00	1,24,76,511.00	29000
161	2305	23	3 BHK	851	936	16290	1,38,62,790.00	1,24,76,511.00	29000
162	2306	23	2 BHK	575	633	16290	93,66,750.00	84,30,075.00	19500
163	2307	23	2 BHK	575	633	16290	93,66,750.00	84,30,075.00	19500
164	2401	24	2 BHK	628	691	16320	1,02,48,960.00	92,24,064.00	21500
165	2402	24	2 BHK	628	691	16320	1,02,48,960.00	92,24,064.00	21500
166	2403	24	2 BHK	573	630	16320	93,51,360.00	84,16,224.00	19500
167	2404	24	3 BHK	851	936	16320	1,38,88,320.00	1,24,99,488.00	29000
168	2405	24	3 BHK	851	936	16320	1,38,88,320.00	1,24,99,488.00	29000
169	2406	24	2 BHK	575	633	16320	93,84,000.00	84,45,600.00	19500
170	2407	24	2 BHK	575	633	16320	93,84,000.00	84,45,600.00	19500
171	2501	25	2 BHK	628	691	16350	1,02,67,800.00	92,41,020.00	21500
172	2502	25	2 BHK	628	691	16350	1,02,67,800.00	92,41,020.00	21500
173	2503	25	2 BHK	573	630	16350	93,68,550.00	84,31,695.00	19500
174	2504	25	3 BHK	851	936	16350	1,39,13,850.00	1,25,22,465.00	29000
175	2505	25	3 BHK	851	936	16350	1,39,13,850.00	1,25,22,465.00	29000
176	2506	25	2 BHK	575	633	16350	94,01,250.00	84,61,125.00	19500
177	2507	25	2 BHK	575	633	16350	94,01,250.00	84,61,125.00	19500
178	2601	26	2 BHK	628	691	16380	1,02,86,640.00	92,57,976.00	21500
179	2602	26	2 BHK	628	691	16380	1,02,86,640.00	92,57,976.00	21500



180	2603	26	2 BHK	573	630	16380	93,85,740.00	84,47,166.00	19500
181	2604	26	3 BHK	851	936	16380	1,39,39,380.00	1,25,45,442.00	29000
182	2605	26	3 BHK	851	936	16380	1,39,39,380.00	1,25,45,442.00	29000
183	2607	26	2 BHK	575	633	16380	94,18,500.00	84,76,650.00	19500
184	2701	27	2 BHK	628	691	16410	1,03,05,480.00	92,74,932.00	21500
185	2702	27	2 BHK	628	691	16410	1,03,05,480.00	92,74,932.00	21500
186	2703	27	2 BHK	573	630	16410	94,02,930.00	84,62,637.00	19500
187	2704	27	3 BHK	851	936	16410	1,39,64,910.00	1,25,68,419.00	29000
188	2705	27	3 BHK	851	936	16410	1,39,64,910.00	1,25,68,419.00	29000
189	2706	27	2 BHK	575	633	16410	94,35,750.00	84,92,175.00	19500
190	2707	27	2 BHK	575	633	16410	94,35,750.00	84,92,175.00	19500
191	2801	28	2 BHK	628	691	16440	1,03,24,320.00	92,91,888.00	21500
192	2802	28	2 BHK	628	691	16440	1,03,24,320.00	92,91,888.00	21500
193	2803	28	2 BHK	573	630	16440	94,20,120.00	84,78,108.00	19500
194	2804	28	3 BHK	851	936	16440	1,39,90,440.00	1,25,91,396.00	29000
195	2805	28	3 BHK	851	936	16440	1,39,90,440.00	1,25,91,396.00	29000
196	2806	28	2 BHK	575	633	16440	94,53,000.00	85,07,700.00	19500
197	2807	28	2 BHK	575	633	16440	94,53,000.00	85,07,700.00	19500
198	2901	29	2 BHK	628	691	16470	1,03,43,160.00	93,08,844.00	21500
199	2902	29	2 BHK	628	691	16470	1,03,43,160.00	93,08,844.00	21500
200	2903	29	2 BHK	573	630	16470	94,37,310.00	84,93,579.00	19500
201	2904	29	3 BHK	851	936	16470	1,40,15,970.00	1,26,14,373.00	29000
202	2905	29	3 BHK	851	936	16470	1,40,15,970.00	1,26,14,373.00	29000
203	2906	29	2 BHK	575	633	16470	94,70,250.00	85,23,225.00	19500
204	2907	29	2 BHK	575	633	16470	94,70,250.00	85,23,225.00	19500
205	3001	30	2 BHK	628	691	16500	1,03,62,000.00	93,25,800.00	21500
206	3002	30	2 BHK	628	691	16500	1,03,62,000.00	93,25,800.00	21500
207	3003	30	2 BHK	573	630	16500	94,54,500.00	85,09,050.00	19500
208	3004	30	3 BHK	851	936	16500	1,40,41,500.00	1,26,37,350.00	29500
209	3005	30	3 BHK	851	936	16500	1,40,41,500.00	1,26,37,350.00	29500
210	3006	30	2 BHK	575	633	16500	94,87,500.00	85,38,750.00	20000
211	3007	30	2 BHK	575	633	16500	94,87,500.00	85,38,750.00	20000
212	3101	31	2 BHK	628	691	16530	1,03,80,840.00	93,42,756.00	21500
213	3102	31	2 BHK	628	691	16530	1,03,80,840.00	93,42,756.00	21500
214	3103	31	2 BHK	573	630	16530	94,71,690.00	85,24,521.00	19500
215	3104	31	3 BHK	851	936	16530	1,40,67,030.00	1,26,60,327.00	29500



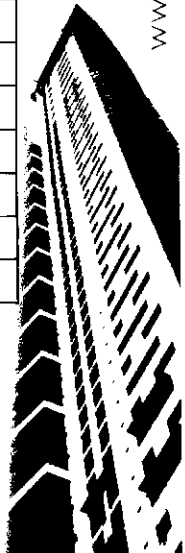
216	3105	31	3 BHK	851	936	16530	1,40,67,030.00	1,26,60,327.00	29500
217	3107	31	2 BHK	575	633	16530	95,04,750.00	85,54,275.00	20000
218	3201	32	2 BHK	628	691	16560	1,03,99,680.00	93,59,712.00	21500
219	3202	32	2 BHK	628	691	16560	1,03,99,680.00	93,59,712.00	21500
220	3203	32	2 BHK	573	630	16560	94,88,880.00	85,39,992.00	20000
221	3204	32	3 BHK	851	936	16560	1,40,92,560.00	1,26,83,304.00	29500
222	3205	32	3 BHK	851	936	16560	1,40,92,560.00	1,26,83,304.00	29500
223	3206	32	2 BHK	575	633	16560	95,22,000.00	85,69,800.00	20000
224	3207	32	2 BHK	575	633	16560	95,22,000.00	85,69,800.00	20000
225	3301	33	2 BHK	628	691	16590	1,04,18,520.00	93,76,668.00	21500
226	3302	33	2 BHK	628	691	16590	1,04,18,520.00	93,76,668.00	21500
227	3303	33	2 BHK	573	630	16590	95,06,070.00	85,55,463.00	20000
228	3304	33	3 BHK	851	936	16590	1,41,18,090.00	1,27,06,281.00	29500
229	3305	33	3 BHK	851	936	16590	1,41,18,090.00	1,27,06,281.00	29500
230	3306	33	2 BHK	575	633	16590	95,39,250.00	85,85,325.00	20000
231	3307	33	2 BHK	575	633	16590	95,39,250.00	85,85,325.00	20000
Total				155127	170640		2,49,68,47,680.00	2,24,71,62,912.00	

3. Wing -G:

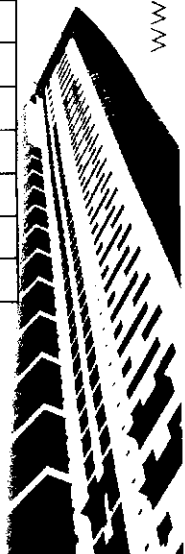
1	3	1 Pod	1 BHK	419	461	15600	65,36,400.00	58,82,760.00	13500
2	4	1 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
3	5	1 Pod	1 BHK	396	436	15600	61,77,600.00	55,59,840.00	13000
4	6	1 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
5	3	2 Pod	1 BHK	419	461	15600	65,36,400.00	58,82,760.00	13500
6	4	2 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
7	5	2 Pod	1 BHK	396	436	15600	61,77,600.00	55,59,840.00	13000
8	6	2 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
9	7	2 Pod	1 BHK	419	461	15600	65,36,400.00	58,82,760.00	13500
10	101	1	1 BHK	394	433	15630	61,58,220.00	55,42,398.00	13000
11	102	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
12	103	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
13	104	1	1 BHK	398	438	15630	62,20,740.00	55,98,666.00	13000
14	105	1	1 BHK	396	436	15630	61,89,480.00	55,70,532.00	13000

Vastukala Consultants (I) Pvt. Ltd.

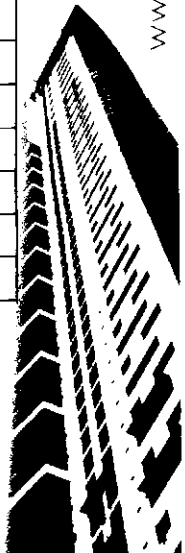
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15	106	1	1 BHK	398	438	15630	62,20,740.00	55,98,666.00	13000
16	107	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
17	108	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
18	109	1	1 BHK	394	433	15630	61,58,220.00	55,42,398.00	13000
19	110	1	2 BHK	572	629	15630	89,40,360.00	80,46,324.00	18500
20	111	1	2 BHK	572	629	15630	89,40,360.00	80,46,324.00	18500
21	201	2	1 BHK	394	433	15660	61,70,040.00	55,53,036.00	13000
22	202	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
23	203	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
24	204	2	1 BHK	398	438	15660	62,32,680.00	56,09,412.00	13000
25	205	2	1 BHK	396	436	15660	62,01,360.00	55,81,224.00	13000
26	206	2	1 BHK	398	438	15660	62,32,680.00	56,09,412.00	13000
27	207	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
28	208	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
29	209	2	1 BHK	394	433	15660	61,70,040.00	55,53,036.00	13000
30	210	2	2 BHK	572	629	15660	89,57,520.00	80,61,768.00	18500
31	211	2	2 BHK	572	629	15660	89,57,520.00	80,61,768.00	18500
32	301	3	1 BHK	394	433	15690	61,81,860.00	55,63,674.00	13000
33	302	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
34	303	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
35	304	3	1 BHK	398	438	15690	62,44,620.00	56,20,158.00	13000
36	305	3	1 BHK	396	436	15690	62,13,240.00	55,91,916.00	13000
37	306	3	1 BHK	398	438	15690	62,44,620.00	56,20,158.00	13000
38	307	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
39	308	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
40	309	3	1 BHK	394	433	15690	61,81,860.00	55,63,674.00	13000
41	310	3	2 BHK	572	629	15690	89,74,680.00	80,77,212.00	18500
42	311	3	2 BHK	572	629	15690	89,74,680.00	80,77,212.00	18500
43	401	4	1 BHK	394	433	15720	61,93,680.00	55,74,312.00	13000
44	402	4	1 BHK	419	461	15720	65,86,680.00	59,28,012.00	13500
45	403	4	1 BHK	419	461	15720	65,86,680.00	59,28,012.00	13500
46	404	4	1 BHK	398	438	15720	62,56,560.00	56,30,904.00	13000
47	405	4	1 BHK	396	436	15720	62,25,120.00	56,02,608.00	13000
48	406	4	1 BHK	398	438	15720	62,56,560.00	56,30,904.00	13000
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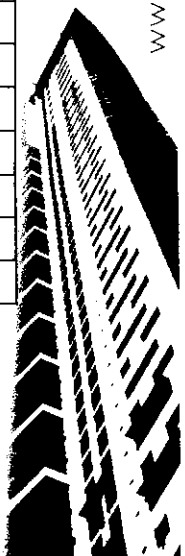
50	408	4	1 BHK	419	461	15720	65,86,680.00	59,28,012.00	13500
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52	410	4	2 BHK	572	629	15720	89,91,840.00	80,92,656.00	18500
53	411	4	2 BHK	572	629	15720	89,91,840.00	80,92,656.00	18500
54	501	5	1 BHK	394	433	15750	62,05,500.00	55,84,950.00	13000
55	502	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500
56	503	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500
57	504	5	1 BHK	398	438	15750	62,68,500.00	56,41,650.00	13000
58	505	5	1 BHK	396	436	15750	62,37,000.00	56,13,300.00	13000
59	506	5	1 BHK	398	438	15750	62,68,500.00	56,41,650.00	13000
60	507	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500
61	508	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500
62	509	5	1 BHK	394	433	15750	62,05,500.00	55,84,950.00	13000
63	510	5	2 BHK	572	629	15750	90,09,000.00	81,08,100.00	19000
64	511	5	2 BHK	572	629	15750	90,09,000.00	81,08,100.00	19000
65	601	6	1 BHK	394	433	15780	62,17,320.00	55,95,588.00	13000
66	602	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
67	603	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
68	604	6	1 BHK	398	438	15780	62,80,440.00	56,52,396.00	13000
69	605	6	1 BHK	396	436	15780	62,48,880.00	56,23,992.00	13000
70	606	6	1 BHK	398	438	15780	62,80,440.00	56,52,396.00	13000
71	607	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
72	608	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
73	609	6	1 BHK	394	433	15780	62,17,320.00	55,95,588.00	13000
74	611	6	2 BHK	572	629	15780	90,26,160.00	81,23,544.00	19000
75	701	7	1 BHK	394	433	15810	62,29,140.00	56,06,226.00	13000
76	702	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
77	703	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
78	704	7	1 BHK	398	438	15810	62,92,380.00	56,63,142.00	13000
79	705	7	1 BHK	396	436	15810	62,60,760.00	56,34,684.00	13000
80	706	7	1 BHK	398	438	15810	62,92,380.00	56,63,142.00	13000
81	707	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
82	708	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
83	709	7	1 BHK	394	433	15810	62,29,140.00	56,06,226.00	13000
84	710	7	2 BHK	572	629	15810	90,43,320.00	81,38,988.00	19000



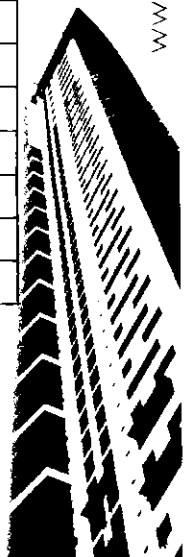
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86	801	8	1 BHK	394	433	15840	62,40,960.00	56,16,864.00	13000
87	802	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
88	803	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
89	804	8	1 BHK	398	438	15840	63,04,320.00	56,73,888.00	13000
90	805	8	1 BHK	396	436	15840	62,72,640.00	56,45,376.00	13000
91	806	8	1 BHK	398	438	15840	63,04,320.00	56,73,888.00	13000
92	807	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
93	808	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
94	809	8	1 BHK	394	433	15840	62,40,960.00	56,16,864.00	13000
95	810	8	2 BHK	572	629	15840	90,60,480.00	81,54,432.00	19000
96	811	8	2 BHK	572	629	15840	90,60,480.00	81,54,432.00	19000
97	901	9	1 BHK	394	433	15870	62,52,780.00	56,27,502.00	13000
98	902	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
99	903	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
100	904	9	1 BHK	398	438	15870	63,16,260.00	56,84,634.00	13000
101	905	9	1 BHK	396	436	15870	62,84,520.00	56,56,068.00	13000
102	906	9	1 BHK	398	438	15870	63,16,260.00	56,84,634.00	13000
103	907	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
104	908	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
105	909	9	1 BHK	394	433	15870	62,52,780.00	56,27,502.00	13000
106	910	9	2 BHK	572	629	15870	90,77,640.00	81,69,876.00	19000
107	911	9	2 BHK	572	629	15870	90,77,640.00	81,69,876.00	19000
108	1001	10	1 BHK	394	433	15900	62,64,600.00	56,38,140.00	13000
109	1002	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
110	1003	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
111	1004	10	1 BHK	398	438	15900	63,28,200.00	56,95,380.00	13000
112	1005	10	1 BHK	396	436	15900	62,96,400.00	56,66,760.00	13000
113	1006	10	1 BHK	398	438	15900	63,28,200.00	56,95,380.00	13000
114	1007	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
115	1008	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
116	1009	10	1 BHK	394	433	15900	62,64,600.00	56,38,140.00	13000
117	1010	10	2 BHK	572	629	15900	90,94,800.00	81,85,320.00	19000
118	1011	10	2 BHK	572	629	15930	91,11,960.00	82,00,764.00	19000
119	1101	11	1 BHK	394	433	15930	62,76,420.00	56,48,778.00	13000

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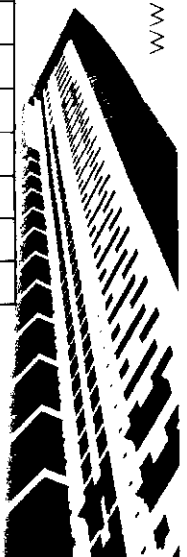
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120	1102	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
121	1103	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
122	1104	11	1 BHK	398	438	15930	63,40,140.00	57,06,126.00	13000
123	1105	11	1 BHK	396	436	15930	63,08,280.00	56,77,452.00	13000
124	1106	11	1 BHK	398	438	15930	63,40,140.00	57,06,126.00	13000
125	1107	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
126	1108	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
127	1109	11	1 BHK	394	433	15930	62,76,420.00	56,48,778.00	13000
128	1111	11	2 BHK	572	629	15930	91,11,960.00	82,00,764.00	19000
129	1201	12	1 BHK	394	433	15960	62,88,240.00	56,59,416.00	13000
130	1202	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000
131	1203	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000
132	1204	12	1 BHK	398	438	15960	63,52,080.00	57,16,872.00	13000
133	1205	12	1 BHK	396	436	15960	63,20,160.00	56,88,144.00	13000
134	1206	12	1 BHK	398	438	15960	63,52,080.00	57,16,872.00	13000
135	1207	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000
136	1208	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000
137	1209	12	1 BHK	394	433	15960	62,88,240.00	56,59,416.00	13000
138	1210	12	2 BHK	572	629	15960	91,29,120.00	82,16,208.00	19000
139	1211	12	2 BHK	572	629	15960	91,29,120.00	82,16,208.00	19000
140	1301	13	1 BHK	394	433	15990	63,00,060.00	56,70,054.00	13000
141	1302	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
142	1303	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
143	1304	13	1 BHK	398	438	15990	63,64,020.00	57,27,618.00	13500
144	1305	13	1 BHK	396	436	15990	63,32,040.00	56,98,836.00	13000
145	1306	13	1 BHK	398	438	15990	63,64,020.00	57,27,618.00	13500
146	1307	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
147	1308	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
148	1309	13	1 BHK	394	433	15990	63,00,060.00	56,70,054.00	13000
149	1310	13	2 BHK	572	629	15990	91,46,280.00	82,31,652.00	19000
150	1311	13	2 BHK	572	629	15990	91,46,280.00	82,31,652.00	19000
151	1401	14	1 BHK	394	433	16020	63,11,880.00	56,80,692.00	13000
152	1402	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
153	1403	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
154	1404	14	1 BHK	398	438	16020	63,75,960.00	57,38,364.00	13500



155	1405	14	1 BHK	396	436	16020	63,43,920.00	57,09,528.00	13000
156	1406	14	1 BHK	398	438	16020	63,75,960.00	57,38,364.00	13500
157	1407	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
158	1408	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
159	1409	14	1 BHK	394	433	16020	63,11,880.00	56,80,692.00	13000
160	1410	14	2 BHK	572	629	16020	91,63,440.00	82,47,096.00	19000
161	1411	14	2 BHK	572	629	16020	91,63,440.00	82,47,096.00	19000
162	1501	15	1 BHK	394	433	16050	63,23,700.00	56,91,330.00	13000
163	1502	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
164	1503	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
165	1504	15	1 BHK	398	438	16050	63,87,900.00	57,49,110.00	13500
166	1505	15	1 BHK	396	436	16050	63,55,800.00	57,20,220.00	13000
167	1506	15	1 BHK	398	438	16050	63,87,900.00	57,49,110.00	13500
168	1507	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
169	1508	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
170	1509	15	1 BHK	394	433	16050	63,23,700.00	56,91,330.00	13000
171	1510	15	2 BHK	572	629	16050	91,80,600.00	82,62,540.00	19000
172	1511	15	2 BHK	572	629	16050	91,80,600.00	82,62,540.00	19000
173	1601	16	1 BHK	394	433	16080	63,35,520.00	57,01,968.00	13000
174	1602	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
175	1603	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
176	1604	16	1 BHK	398	438	16080	63,99,840.00	57,59,856.00	13500
177	1605	16	1 BHK	396	436	16080	63,67,680.00	57,30,912.00	13500
178	1606	16	1 BHK	398	438	16080	63,99,840.00	57,59,856.00	13500
179	1607	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
180	1608	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
181	1609	16	1 BHK	394	433	16080	63,35,520.00	57,01,968.00	13000
182	1611	16	2 BHK	572	629	16080	91,97,760.00	82,77,984.00	19000
183	1701	17	1 BHK	394	433	16110	63,47,340.00	57,12,606.00	13000
184	1702	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000
185	1703	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000
186	1704	17	1 BHK	398	438	16110	64,11,780.00	57,70,602.00	13500
187	1705	17	1 BHK	396	436	16110	63,79,560.00	57,41,604.00	13500
188	1706	17	1 BHK	398	438	16110	64,11,780.00	57,70,602.00	13500
189	1707	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000

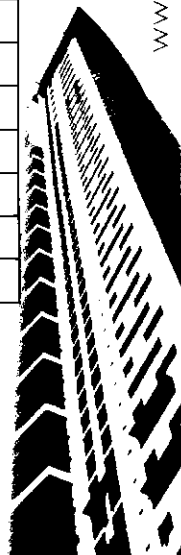


190	1708	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000
191	1709	17	1 BHK	394	433	16110	63,47,340.00	57,12,606.00	13000
192	1710	17	2 BHK	572	629	16110	92,14,920.00	82,93,428.00	19000
193	1711	17	2 BHK	572	629	16110	92,14,920.00	82,93,428.00	19000
194	1801	18	1 BHK	394	433	16140	63,59,160.00	57,23,244.00	13000
195	1802	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000
196	1803	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000
197	1804	18	1 BHK	398	438	16140	64,23,720.00	57,81,348.00	13500
198	1805	18	1 BHK	396	436	16140	63,91,440.00	57,52,296.00	13500
199	1806	18	1 BHK	398	438	16140	64,23,720.00	57,81,348.00	13500
200	1807	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000
201	1808	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000
202	1809	18	1 BHK	394	433	16140	63,59,160.00	57,23,244.00	13000
203	1810	18	2 BHK	572	629	16140	92,32,080.00	83,08,872.00	19000
204	1811	18	2 BHK	572	629	16140	92,32,080.00	83,08,872.00	19000
205	1901	19	1 BHK	394	433	16170	63,70,980.00	57,33,882.00	13500
206	1902	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
207	1903	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
208	1904	19	1 BHK	398	438	16170	64,35,660.00	57,92,094.00	13500
209	1905	19	1 BHK	396	436	16170	64,03,320.00	57,62,988.00	13500
210	1906	19	1 BHK	398	438	16170	64,35,660.00	57,92,094.00	13500
211	1907	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
212	1908	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
213	1909	19	1 BHK	394	433	16170	63,70,980.00	57,33,882.00	13500
214	1910	19	2 BHK	572	629	16170	92,49,240.00	83,24,316.00	19500
215	1911	19	2 BHK	572	629	16170	92,49,240.00	83,24,316.00	19500
216	2001	20	1 BHK	394	433	16200	63,82,800.00	57,44,520.00	13500
217	2002	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
218	2003	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
219	2004	20	1 BHK	398	438	16200	64,47,600.00	58,02,840.00	13500
220	2005	20	1 BHK	396	436	16200	64,15,200.00	57,73,680.00	13500
221	2006	20	1 BHK	398	438	16200	64,47,600.00	58,02,840.00	13500
222	2007	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
223	2008	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
224	2009	20	1 BHK	394	433	16200	63,82,800.00	57,44,520.00	13500

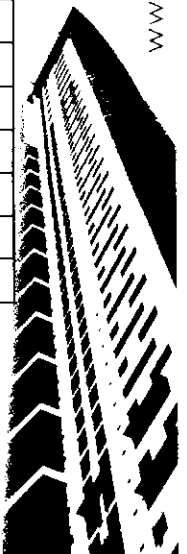


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225	2010	20	2 BHK	572	629	16200	92,66,400.00	83,39,760.00	19500
226	2011	20	2 BHK	572	629	16200	92,66,400.00	83,39,760.00	19500
227	2101	21	1 BHK	394	433	16230	63,94,620.00	57,55,158.00	13500
228	2102	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
229	2103	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
230	2104	21	1 BHK	398	438	16230	64,59,540.00	58,13,586.00	13500
231	2105	21	1 BHK	396	436	16230	64,27,080.00	57,84,372.00	13500
232	2106	21	1 BHK	398	438	16230	64,59,540.00	58,13,586.00	13500
233	2107	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
234	2108	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
235	2109	21	1 BHK	394	433	16230	63,94,620.00	57,55,158.00	13500
236	2111	21	2 BHK	572	629	16230	92,83,560.00	83,55,204.00	19500
237	2201	22	1 BHK	394	433	16260	64,06,440.00	57,65,796.00	13500
238	2202	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
239	2203	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
240	2204	22	1 BHK	398	438	16260	64,71,480.00	58,24,332.00	13500
241	2205	22	1 BHK	396	436	16260	64,38,960.00	57,95,064.00	13500
242	2206	22	1 BHK	398	438	16260	64,71,480.00	58,24,332.00	13500
243	2207	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
244	2208	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
245	2209	22	1 BHK	394	433	16260	64,06,440.00	57,65,796.00	13500
246	2210	22	2 BHK	572	629	16260	93,00,720.00	83,70,648.00	19500
247	2211	22	2 BHK	572	629	16260	93,00,720.00	83,70,648.00	19500
248	2301	23	1 BHK	394	433	16290	64,18,260.00	57,76,434.00	13500
249	2302	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
250	2303	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
251	2304	23	1 BHK	398	438	16290	64,83,420.00	58,35,078.00	13500
252	2305	23	1 BHK	396	436	16290	64,50,840.00	58,05,756.00	13500
253	2306	23	1 BHK	398	438	16290	64,83,420.00	58,35,078.00	13500
254	2307	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
255	2308	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
256	2309	23	1 BHK	394	433	16290	64,18,260.00	57,76,434.00	13500
257	2310	23	2 BHK	572	629	16290	93,17,880.00	83,86,092.00	19500
258	2311	23	2 BHK	572	629	16290	93,17,880.00	83,86,092.00	19500
259	2401	24	1 BHK	394	433	16320	64,30,080.00	57,87,072.00	13500

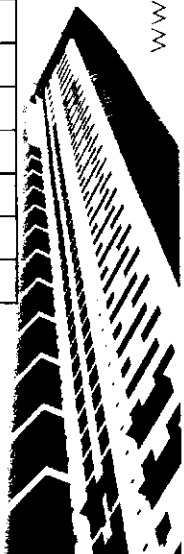


260	2402	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
261	2403	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
262	2404	24	1 BHK	398	438	16320	64,95,360.00	58,45,824.00	13500
263	2405	24	1 BHK	396	436	16320	64,62,720.00	58,16,448.00	13500
264	2406	24	1 BHK	398	438	16320	64,95,360.00	58,45,824.00	13500
265	2407	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
266	2408	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
267	2409	24	1 BHK	394	433	16320	64,30,080.00	57,87,072.00	13500
268	2410	24	2 BHK	572	629	16320	93,35,040.00	84,01,536.00	19500
269	2411	24	2 BHK	572	629	16320	93,35,040.00	84,01,536.00	19500
270	2501	25	1 BHK	394	433	16350	64,41,900.00	57,97,710.00	13500
271	2502	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500
272	2503	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500
273	2504	25	1 BHK	398	438	16350	65,07,300.00	58,56,570.00	13500
274	2505	25	1 BHK	396	436	16350	64,74,600.00	58,27,140.00	13500
275	2506	25	1 BHK	398	438	16350	65,07,300.00	58,56,570.00	13500
276	2507	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500
277	2508	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500
278	2509	25	1 BHK	394	433	16350	64,41,900.00	57,97,710.00	13500
279	2510	25	2 BHK	572	629	16350	93,52,200.00	84,16,980.00	19500
280	2511	25	2 BHK	572	629	16350	93,52,200.00	84,16,980.00	19500
281	2601	26	1 BHK	394	433	16380	64,53,720.00	58,08,348.00	13500
282	2602	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
283	2603	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
284	2604	26	1 BHK	398	438	16380	65,19,240.00	58,67,316.00	13500
285	2605	26	1 BHK	396	436	16380	64,86,480.00	58,37,832.00	13500
286	2606	26	1 BHK	398	438	16380	65,19,240.00	58,67,316.00	13500
287	2607	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
288	2608	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
289	2609	26	1 BHK	394	433	16380	64,53,720.00	58,08,348.00	13500
290	2611	26	2 BHK	572	629	16380	93,69,360.00	84,32,424.00	19500
291	2701	27	1 BHK	394	433	16410	64,65,540.00	58,18,986.00	13500
292	2702	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
293	2703	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
294	2704	27	1 BHK	398	438	16410	65,31,180.00	58,78,062.00	13500

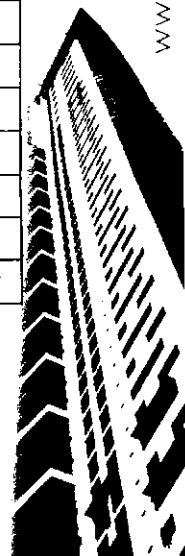


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295	2705	27	1 BHK	396	436	16410	64,98,360.00	58,48,524.00	13500
296	2706	27	1 BHK	398	438	16410	65,31,180.00	58,78,062.00	13500
297	2707	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
298	2708	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
299	2709	27	1 BHK	394	433	16410	64,65,540.00	58,18,986.00	13500
300	2710	27	2 BHK	572	629	16410	93,86,520.00	84,47,868.00	19500
301	2711	27	2 BHK	572	629	16410	93,86,520.00	84,47,868.00	19500
302	2801	28	1 BHK	394	433	16440	64,77,360.00	58,29,624.00	13500
303	2802	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
304	2803	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
305	2804	28	1 BHK	398	438	16440	65,43,120.00	58,88,808.00	13500
306	2805	28	1 BHK	396	436	16440	65,10,240.00	58,59,216.00	13500
307	2806	28	1 BHK	398	438	16440	65,43,120.00	58,88,808.00	13500
308	2807	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
309	2808	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
310	2809	28	1 BHK	394	433	16440	64,77,360.00	58,29,624.00	13500
311	2810	28	2 BHK	572	629	16440	94,03,680.00	84,63,312.00	19500
312	2811	28	2 BHK	572	629	16440	94,03,680.00	84,63,312.00	19500
313	2901	29	1 BHK	394	433	16470	64,89,180.00	58,40,262.00	13500
314	2902	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
315	2903	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
316	2904	29	1 BHK	398	438	16470	65,55,060.00	58,99,554.00	13500
317	2905	29	1 BHK	396	436	16470	65,22,120.00	58,69,908.00	13500
318	2906	29	1 BHK	398	438	16470	65,55,060.00	58,99,554.00	13500
319	2907	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
320	2908	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
321	2909	29	1 BHK	394	433	16470	64,89,180.00	58,40,262.00	13500
322	2910	29	2 BHK	572	629	16470	94,20,840.00	84,78,756.00	19500
323	2911	29	2 BHK	572	629	16470	94,20,840.00	84,78,756.00	19500
324	3001	30	1 BHK	394	433	16500	65,01,000.00	58,50,900.00	13500
325	3002	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
326	3003	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
327	3004	30	1 BHK	398	438	16500	65,67,000.00	59,10,300.00	13500
328	3005	30	1 BHK	396	436	16500	65,34,000.00	58,80,600.00	13500
329	3006	30	1 BHK	398	438	16500	65,67,000.00	59,10,300.00	13500



330	3007	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
331	3008	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
332	3009	30	1 BHK	394	433	16500	65,01,000.00	58,50,900.00	13500
333	3010	30	2 BHK	572	629	16500	94,38,000.00	84,94,200.00	19500
334	3011	30	2 BHK	572	629	16500	94,38,000.00	84,94,200.00	19500
Total				144781	159259		2,32,41,87,960.00	2,09,17,69,164.00	

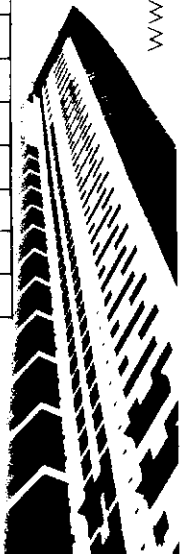
4. Wing -H:

1	4	1 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
2	5	1 Pod	1 BHK	396	436	15600	61,77,600.00	55,59,840.00	13000
3	6	1 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
4	3	2 Pod	1 BHK	419	461	15600	65,36,400.00	58,82,760.00	13500
5	4	2 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
6	5	2 Pod	1 BHK	396	436	15600	61,77,600.00	55,59,840.00	13000
7	6	2 Pod	1 BHK	398	438	15600	62,08,800.00	55,87,920.00	13000
8	7	2 Pod	1 BHK	419	461	15600	65,36,400.00	58,82,760.00	13500
9	101	1	1 BHK	394	433	15630	61,58,220.00	55,42,398.00	13000
10	102	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
11	103	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
12	104	1	1 BHK	398	438	15630	62,20,740.00	55,98,666.00	13000
13	105	1	1 BHK	396	436	15630	61,89,480.00	55,70,532.00	13000
14	106	1	1 BHK	398	438	15630	62,20,740.00	55,98,666.00	13000
15	107	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
16	108	1	1 BHK	419	461	15630	65,48,970.00	58,94,073.00	13500
17	109	1	1 BHK	394	433	15630	61,58,220.00	55,42,398.00	13000
18	110	1	2 BHK	572	629	15630	89,40,360.00	80,46,324.00	18500
19	111	1	2 BHK	572	629	15630	89,40,360.00	80,46,324.00	18500
20	201	2	1 BHK	394	433	15660	61,70,040.00	55,53,036.00	13000
21	202	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
22	203	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
23	204	2	1 BHK	398	438	15660	62,32,680.00	56,09,412.00	13000
24	205	2	1 BHK	396	436	15660	62,01,360.00	55,81,224.00	13000
25	206	2	1 BHK	398	438	15660	62,32,680.00	56,09,412.00	13000

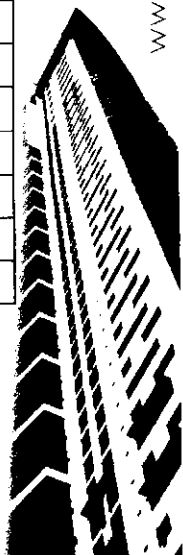


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26	207	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
27	208	2	1 BHK	419	461	15660	65,61,540.00	59,05,386.00	13500
28	209	2	1 BHK	394	433	15660	61,70,040.00	55,53,036.00	13000
29	210	2	2 BHK	572	629	15660	89,57,520.00	80,61,768.00	18500
30	211	2	2 BHK	572	629	15660	89,57,520.00	80,61,768.00	18500
31	301	3	1 BHK	394	433	15690	61,81,860.00	55,63,674.00	13000
32	302	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
33	303	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
34	304	3	1 BHK	398	438	15690	62,44,620.00	56,20,158.00	13000
35	305	3	1 BHK	396	436	15690	62,13,240.00	55,91,916.00	13000
36	306	3	1 BHK	398	438	15690	62,44,620.00	56,20,158.00	13000
37	307	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
38	308	3	1 BHK	419	461	15690	65,74,110.00	59,16,699.00	13500
39	309	3	1 BHK	394	433	15690	61,81,860.00	55,63,674.00	13000
40	310	3	2 BHK	572	629	15690	89,74,680.00	80,77,212.00	18500
41	311	3	2 BHK	572	629	15690	89,74,680.00	80,77,212.00	18500
42	401	4	1 BHK	394	433	15720	61,93,680.00	55,74,312.00	13000
43	402	4	1 BHK	419	461	15720	65,86,680.00	59,28,012.00	13500
44	403	4	1 BHK	419	461	15720	65,86,680.00	59,28,012.00	13500
45	404	4	1 BHK	398	438	15720	62,56,560.00	56,30,904.00	13000
46	405	4	1 BHK	396	436	15720	62,25,120.00	56,02,608.00	13000
47	406	4	1 BHK	398	438	15720	62,56,560.00	56,30,904.00	13000
48	407	4	1 BHK	419	461	15720	65,86,680.00	59,28,012.00	13500
49	408	4	1 BHK	419	461	15720	65,86,680.00	59,28,012.00	13500
50	409	4	1 BHK	394	433	15720	61,93,680.00	55,74,312.00	13000
51	410	4	2 BHK	572	629	15720	89,91,840.00	80,92,656.00	18500
52	411	4	2 BHK	572	629	15720	89,91,840.00	80,92,656.00	18500
53	501	5	1 BHK	394	433	15750	62,05,500.00	55,84,950.00	13000
54	502	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500
55	503	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500
56	504	5	1 BHK	398	438	15750	62,68,500.00	56,41,650.00	13000
57	505	5	1 BHK	396	436	15750	62,37,000.00	56,13,300.00	13000
58	506	5	1 BHK	398	438	15750	62,68,500.00	56,41,650.00	13000
59	507	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500
60	508	5	1 BHK	419	461	15750	65,99,250.00	59,39,325.00	13500

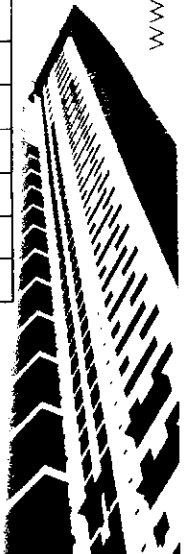


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62	510	5	2 BHK	572	629	15750	90,09,000.00	81,08,100.00	19000
63	511	5	2 BHK	572	629	15750	90,09,000.00	81,08,100.00	19000
64	601	6	1 BHK	394	433	15780	62,17,320.00	55,95,588.00	13000
65	602	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
66	603	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
67	604	6	1 BHK	398	438	15780	62,80,440.00	56,52,396.00	13000
68	605	6	1 BHK	396	436	15780	62,48,880.00	56,23,992.00	13000
69	606	6	1 BHK	398	438	15780	62,80,440.00	56,52,396.00	13000
70	607	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
71	608	6	1 BHK	419	461	15780	66,11,820.00	59,50,638.00	14000
72	609	6	1 BHK	394	433	15780	62,17,320.00	55,95,588.00	13000
73	611	6	2 BHK	572	629	15780	90,26,160.00	81,23,544.00	19000
74	701	7	1 BHK	394	433	15810	62,29,140.00	56,06,226.00	13000
75	702	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
76	703	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
77	704	7	1 BHK	398	438	15810	62,92,380.00	56,63,142.00	13000
78	705	7	1 BHK	396	436	15810	62,60,760.00	56,34,684.00	13000
79	706	7	1 BHK	398	438	15810	62,92,380.00	56,63,142.00	13000
80	707	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
81	708	7	1 BHK	419	461	15810	66,24,390.00	59,61,951.00	14000
82	709	7	1 BHK	394	433	15810	62,29,140.00	56,06,226.00	13000
83	710	7	2 BHK	572	629	15810	90,43,320.00	81,38,988.00	19000
84	711	7	2 BHK	572	629	15810	90,43,320.00	81,38,988.00	19000
85	801	8	1 BHK	394	433	15840	62,40,960.00	56,16,864.00	13000
86	802	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
87	803	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
88	804	8	1 BHK	398	438	15840	63,04,320.00	56,73,888.00	13000
89	805	8	1 BHK	396	436	15840	62,72,640.00	56,45,376.00	13000
90	806	8	1 BHK	398	438	15840	63,04,320.00	56,73,888.00	13000
91	807	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
92	808	8	1 BHK	419	461	15840	66,36,960.00	59,73,264.00	14000
93	809	8	1 BHK	394	433	15840	62,40,960.00	56,16,864.00	13000
94	810	8	2 BHK	572	629	15840	90,60,480.00	81,54,432.00	19000
95	811	8	2 BHK	572	629	15840	90,60,480.00	81,54,432.00	19000

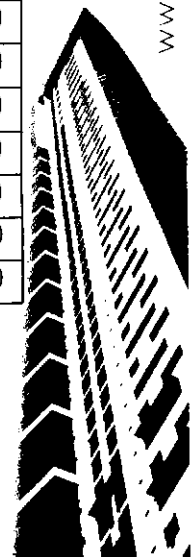


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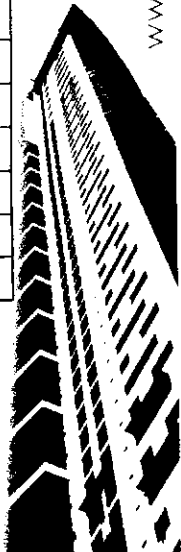
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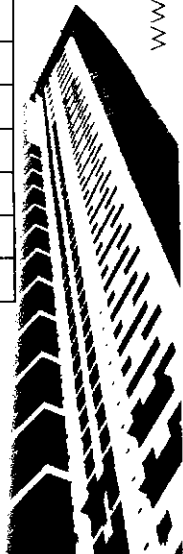
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97	902	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
98	903	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
99	904	9	1 BHK	398	438	15870	63,16,260.00	56,84,634.00	13000
100	905	9	1 BHK	396	436	15870	62,84,520.00	56,56,068.00	13000
101	906	9	1 BHK	398	438	15870	63,16,260.00	56,84,634.00	13000
102	907	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
103	908	9	1 BHK	419	461	15870	66,49,530.00	59,84,577.00	14000
104	909	9	1 BHK	394	433	15870	62,52,780.00	56,27,502.00	13000
105	910	9	2 BHK	572	629	15870	90,77,640.00	81,69,876.00	19000
106	911	9	2 BHK	572	629	15870	90,77,640.00	81,69,876.00	19000
107	1001	10	1 BHK	394	433	15900	62,64,600.00	56,38,140.00	13000
108	1002	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
109	1003	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
110	1004	10	1 BHK	398	438	15900	63,28,200.00	56,95,380.00	13000
111	1005	10	1 BHK	396	436	15900	62,96,400.00	56,66,760.00	13000
112	1006	10	1 BHK	398	438	15900	63,28,200.00	56,95,380.00	13000
113	1007	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
114	1008	10	1 BHK	419	461	15900	66,62,100.00	59,95,890.00	14000
115	1009	10	1 BHK	394	433	15900	62,64,600.00	56,38,140.00	13000
116	1010	10	2 BHK	572	629	15900	90,94,800.00	81,85,320.00	19000
117	1011	10	2 BHK	572	629	15930	91,11,960.00	82,00,764.00	19000
118	1101	11	1 BHK	394	433	15930	62,76,420.00	56,48,778.00	13000
119	1102	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
120	1103	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
121	1104	11	1 BHK	398	438	15930	63,40,140.00	57,06,126.00	13000
122	1105	11	1 BHK	396	436	15930	63,08,280.00	56,77,452.00	13000
123	1106	11	1 BHK	398	438	15930	63,40,140.00	57,06,126.00	13000
124	1107	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
125	1108	11	1 BHK	419	461	15930	66,74,670.00	60,07,203.00	14000
126	1109	11	1 BHK	394	433	15930	62,76,420.00	56,48,778.00	13000
127	1111	11	2 BHK	572	629	15930	91,11,960.00	82,00,764.00	19000
128	1201	12	1 BHK	394	433	15960	62,88,240.00	56,59,416.00	13000
129	1202	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000
130	1203	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000



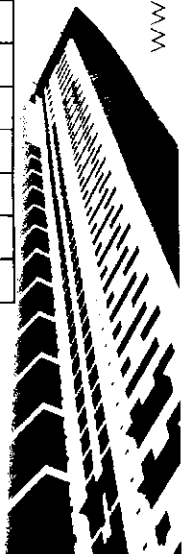
131	1204	12	1 BHK	398	438	15960	63,52,080.00	57,16,872.00	13000
132	1205	12	1 BHK	396	436	15960	63,20,160.00	56,88,144.00	13000
133	1206	12	1 BHK	398	438	15960	63,52,080.00	57,16,872.00	13000
134	1207	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000
135	1208	12	1 BHK	419	461	15960	66,87,240.00	60,18,516.00	14000
136	1209	12	1 BHK	394	433	15960	62,88,240.00	56,59,416.00	13000
137	1210	12	2 BHK	572	629	15960	91,29,120.00	82,16,208.00	19000
138	1211	12	2 BHK	572	629	15960	91,29,120.00	82,16,208.00	19000
139	1301	13	1 BHK	394	433	15990	63,00,060.00	56,70,054.00	13000
140	1302	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
141	1303	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
142	1304	13	1 BHK	398	438	15990	63,64,020.00	57,27,618.00	13500
143	1305	13	1 BHK	396	436	15990	63,32,040.00	56,98,836.00	13000
144	1306	13	1 BHK	398	438	15990	63,64,020.00	57,27,618.00	13500
145	1307	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
146	1308	13	1 BHK	419	461	15990	66,99,810.00	60,29,829.00	14000
147	1309	13	1 BHK	394	433	15990	63,00,060.00	56,70,054.00	13000
148	1310	13	2 BHK	572	629	15990	91,46,280.00	82,31,652.00	19000
149	1311	13	2 BHK	572	629	15990	91,46,280.00	82,31,652.00	19000
150	1401	14	1 BHK	394	433	16020	63,11,880.00	56,80,692.00	13000
151	1402	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
152	1403	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
153	1404	14	1 BHK	398	438	16020	63,75,960.00	57,38,364.00	13500
154	1405	14	1 BHK	396	436	16020	63,43,920.00	57,09,528.00	13000
155	1406	14	1 BHK	398	438	16020	63,75,960.00	57,38,364.00	13500
156	1407	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
157	1408	14	1 BHK	419	461	16020	67,12,380.00	60,41,142.00	14000
158	1409	14	1 BHK	394	433	16020	63,11,880.00	56,80,692.00	13000
159	1410	14	2 BHK	572	629	16020	91,63,440.00	82,47,096.00	19000
160	1411	14	2 BHK	572	629	16020	91,63,440.00	82,47,096.00	19000
161	1501	15	1 BHK	394	433	16050	63,23,700.00	56,91,330.00	13000
162	1502	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
163	1503	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
164	1504	15	1 BHK	398	438	16050	63,87,900.00	57,49,110.00	13500
165	1505	15	1 BHK	396	436	16050	63,55,800.00	57,20,220.00	13000



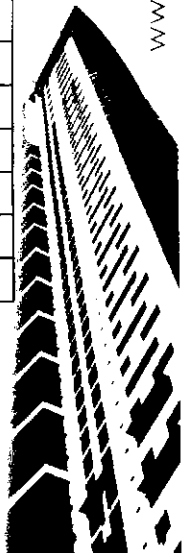
166	1506	15	1 BHK	398	438	16050	63,87,900.00	57,49,110.00	13500
167	1507	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
168	1508	15	1 BHK	419	461	16050	67,24,950.00	60,52,455.00	14000
169	1509	15	1 BHK	394	433	16050	63,23,700.00	56,91,330.00	13000
170	1510	15	2 BHK	572	629	16050	91,80,600.00	82,62,540.00	19000
171	1511	15	2 BHK	572	629	16050	91,80,600.00	82,62,540.00	19000
172	1601	16	1 BHK	394	433	16080	63,35,520.00	57,01,968.00	13000
173	1602	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
174	1603	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
175	1604	16	1 BHK	398	438	16080	63,99,840.00	57,59,856.00	13500
176	1605	16	1 BHK	396	436	16080	63,67,680.00	57,30,912.00	13500
177	1606	16	1 BHK	398	438	16080	63,99,840.00	57,59,856.00	13500
178	1607	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
179	1608	16	1 BHK	419	461	16080	67,37,520.00	60,63,768.00	14000
180	1609	16	1 BHK	394	433	16080	63,35,520.00	57,01,968.00	13000
181	1611	16	2 BHK	572	629	16080	91,97,760.00	82,77,984.00	19000
182	1701	17	1 BHK	394	433	16110	63,47,340.00	57,12,606.00	13000
183	1702	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000
184	1703	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000
185	1704	17	1 BHK	398	438	16110	64,11,780.00	57,70,602.00	13500
186	1705	17	1 BHK	396	436	16110	63,79,560.00	57,41,604.00	13500
187	1706	17	1 BHK	398	438	16110	64,11,780.00	57,70,602.00	13500
188	1707	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000
189	1708	17	1 BHK	419	461	16110	67,50,090.00	60,75,081.00	14000
190	1709	17	1 BHK	394	433	16110	63,47,340.00	57,12,606.00	13000
191	1710	17	2 BHK	572	629	16110	92,14,920.00	82,93,428.00	19000
192	1711	17	2 BHK	572	629	16110	92,14,920.00	82,93,428.00	19000
193	1801	18	1 BHK	394	433	16140	63,59,160.00	57,23,244.00	13000
194	1802	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000
195	1803	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000
196	1804	18	1 BHK	398	438	16140	64,23,720.00	57,81,348.00	13500
197	1805	18	1 BHK	396	436	16140	63,91,440.00	57,52,296.00	13500
198	1806	18	1 BHK	398	438	16140	64,23,720.00	57,81,348.00	13500
199	1807	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000
200	1808	18	1 BHK	419	461	16140	67,62,660.00	60,86,394.00	14000



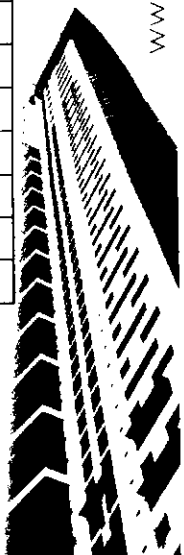
201	1809	18	1 BHK	394	433	16140	63,59,160.00	57,23,244.00	13000
202	1810	18	2 BHK	572	629	16140	92,32,080.00	83,08,872.00	19000
203	1811	18	2 BHK	572	629	16140	92,32,080.00	83,08,872.00	19000
204	1901	19	1 BHK	394	433	16170	63,70,980.00	57,33,882.00	13500
205	1902	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
206	1903	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
207	1904	19	1 BHK	398	438	16170	64,35,660.00	57,92,094.00	13500
208	1905	19	1 BHK	396	436	16170	64,03,320.00	57,62,988.00	13500
209	1906	19	1 BHK	398	438	16170	64,35,660.00	57,92,094.00	13500
210	1907	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
211	1908	19	1 BHK	419	461	16170	67,75,230.00	60,97,707.00	14000
212	1909	19	1 BHK	394	433	16170	63,70,980.00	57,33,882.00	13500
213	1910	19	2 BHK	572	629	16170	92,49,240.00	83,24,316.00	19500
214	1911	19	2 BHK	572	629	16170	92,49,240.00	83,24,316.00	19500
215	2001	20	1 BHK	394	433	16200	63,82,800.00	57,44,520.00	13500
216	2002	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
217	2003	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
218	2004	20	1 BHK	398	438	16200	64,47,600.00	58,02,840.00	13500
219	2005	20	1 BHK	396	436	16200	64,15,200.00	57,73,680.00	13500
220	2006	20	1 BHK	398	438	16200	64,47,600.00	58,02,840.00	13500
221	2007	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
222	2008	20	1 BHK	419	461	16200	67,87,800.00	61,09,020.00	14000
223	2009	20	1 BHK	394	433	16200	63,82,800.00	57,44,520.00	13500
224	2010	20	2 BHK	572	629	16200	92,66,400.00	83,39,760.00	19500
225	2011	20	2 BHK	572	629	16200	92,66,400.00	83,39,760.00	19500
226	2101	21	1 BHK	394	433	16230	63,94,620.00	57,55,158.00	13500
227	2102	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
228	2103	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
229	2104	21	1 BHK	398	438	16230	64,59,540.00	58,13,586.00	13500
230	2105	21	1 BHK	396	436	16230	64,27,080.00	57,84,372.00	13500
231	2106	21	1 BHK	398	438	16230	64,59,540.00	58,13,586.00	13500
232	2107	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
233	2108	21	1 BHK	419	461	16230	68,00,370.00	61,20,333.00	14000
234	2109	21	1 BHK	394	433	16230	63,94,620.00	57,55,158.00	13500
235	2111	21	2 BHK	572	629	16230	92,83,560.00	83,55,204.00	19500



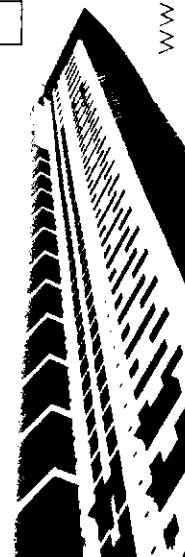
236	2201	22	1 BHK	394	433	16260	64,06,440.00	57,65,796.00	13500
237	2202	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
238	2203	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
239	2204	22	1 BHK	398	438	16260	64,71,480.00	58,24,332.00	13500
240	2205	22	1 BHK	396	436	16260	64,38,960.00	57,95,064.00	13500
241	2206	22	1 BHK	398	438	16260	64,71,480.00	58,24,332.00	13500
242	2207	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
243	2208	22	1 BHK	419	461	16260	68,12,940.00	61,31,646.00	14000
244	2209	22	1 BHK	394	433	16260	64,06,440.00	57,65,796.00	13500
245	2210	22	2 BHK	572	629	16260	93,00,720.00	83,70,648.00	19500
246	2211	22	2 BHK	572	629	16260	93,00,720.00	83,70,648.00	19500
247	2301	23	1 BHK	394	433	16290	64,18,260.00	57,76,434.00	13500
248	2302	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
249	2303	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
250	2304	23	1 BHK	398	438	16290	64,83,420.00	58,35,078.00	13500
251	2305	23	1 BHK	396	436	16290	64,50,840.00	58,05,756.00	13500
252	2306	23	1 BHK	398	438	16290	64,83,420.00	58,35,078.00	13500
253	2307	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
254	2308	23	1 BHK	419	461	16290	68,25,510.00	61,42,959.00	14000
255	2309	23	1 BHK	394	433	16290	64,18,260.00	57,76,434.00	13500
256	2310	23	2 BHK	572	629	16290	93,17,880.00	83,86,092.00	19500
257	2311	23	2 BHK	572	629	16290	93,17,880.00	83,86,092.00	19500
258	2401	24	1 BHK	394	433	16320	64,30,080.00	57,87,072.00	13500
259	2402	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
260	2403	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
261	2404	24	1 BHK	398	438	16320	64,95,360.00	58,45,824.00	13500
262	2405	24	1 BHK	396	436	16320	64,62,720.00	58,16,448.00	13500
263	2406	24	1 BHK	398	438	16320	64,95,360.00	58,45,824.00	13500
264	2407	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
265	2408	24	1 BHK	419	461	16320	68,38,080.00	61,54,272.00	14000
266	2409	24	1 BHK	394	433	16320	64,30,080.00	57,87,072.00	13500
267	2410	24	2 BHK	572	629	16320	93,35,040.00	84,01,536.00	19500
268	2411	24	2 BHK	572	629	16320	93,35,040.00	84,01,536.00	19500
269	2501	25	1 BHK	394	433	16350	64,41,900.00	57,97,710.00	13500
270	2502	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500



271	2503	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500
272	2504	25	1 BHK	398	438	16350	65,07,300.00	58,56,570.00	13500
273	2505	25	1 BHK	396	436	16350	64,74,600.00	58,27,140.00	13500
274	2506	25	1 BHK	398	438	16350	65,07,300.00	58,56,570.00	13500
275	2507	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500
276	2508	25	1 BHK	419	461	16350	68,50,650.00	61,65,585.00	14500
277	2509	25	1 BHK	394	433	16350	64,41,900.00	57,97,710.00	13500
278	2510	25	2 BHK	572	629	16350	93,52,200.00	84,16,980.00	19500
279	2511	25	2 BHK	572	629	16350	93,52,200.00	84,16,980.00	19500
280	2601	26	1 BHK	394	433	16380	64,53,720.00	58,08,348.00	13500
281	2602	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
282	2603	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
283	2604	26	1 BHK	398	438	16380	65,19,240.00	58,67,316.00	13500
284	2605	26	1 BHK	396	436	16380	64,86,480.00	58,37,832.00	13500
285	2606	26	1 BHK	398	438	16380	65,19,240.00	58,67,316.00	13500
286	2607	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
287	2608	26	1 BHK	419	461	16380	68,63,220.00	61,76,898.00	14500
288	2609	26	1 BHK	394	433	16380	64,53,720.00	58,08,348.00	13500
289	2611	26	2 BHK	572	629	16380	93,69,360.00	84,32,424.00	19500
290	2701	27	1 BHK	394	433	16410	64,65,540.00	58,18,986.00	13500
291	2702	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
292	2703	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
293	2704	27	1 BHK	398	438	16410	65,31,180.00	58,78,062.00	13500
294	2705	27	1 BHK	396	436	16410	64,98,360.00	58,48,524.00	13500
295	2706	27	1 BHK	398	438	16410	65,31,180.00	58,78,062.00	13500
296	2707	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
297	2708	27	1 BHK	419	461	16410	68,75,790.00	61,88,211.00	14500
298	2709	27	1 BHK	394	433	16410	64,65,540.00	58,18,986.00	13500
299	2710	27	2 BHK	572	629	16410	93,86,520.00	84,47,868.00	19500
300	2711	27	2 BHK	572	629	16410	93,86,520.00	84,47,868.00	19500
301	2801	28	1 BHK	394	433	16440	64,77,360.00	58,29,624.00	13500
302	2802	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
303	2803	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
304	2804	28	1 BHK	398	438	16440	65,43,120.00	58,88,808.00	13500
305	2805	28	1 BHK	396	436	16440	65,10,240.00	58,59,216.00	13500



306	2806	28	1 BHK	398	438	16440	65,43,120.00	58,88,808.00	13500
307	2807	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
308	2808	28	1 BHK	419	461	16440	68,88,360.00	61,99,524.00	14500
309	2809	28	1 BHK	394	433	16440	64,77,360.00	58,29,624.00	13500
310	2810	28	2 BHK	572	629	16440	94,03,680.00	84,63,312.00	19500
311	2811	28	2 BHK	572	629	16440	94,03,680.00	84,63,312.00	19500
312	2901	29	1 BHK	394	433	16470	64,89,180.00	58,40,262.00	13500
313	2902	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
314	2903	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
315	2904	29	1 BHK	398	438	16470	65,55,060.00	58,99,554.00	13500
316	2905	29	1 BHK	396	436	16470	65,22,120.00	58,69,908.00	13500
317	2906	29	1 BHK	398	438	16470	65,55,060.00	58,99,554.00	13500
318	2907	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
319	2908	29	1 BHK	419	461	16470	69,00,930.00	62,10,837.00	14500
320	2909	29	1 BHK	394	433	16470	64,89,180.00	58,40,262.00	13500
321	2910	29	2 BHK	572	629	16470	94,20,840.00	84,78,756.00	19500
322	2911	29	2 BHK	572	629	16470	94,20,840.00	84,78,756.00	19500
323	3001	30	1 BHK	394	433	16500	65,01,000.00	58,50,900.00	13500
324	3002	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
325	3003	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
326	3004	30	1 BHK	398	438	16500	65,67,000.00	59,10,300.00	13500
327	3005	30	1 BHK	396	436	16500	65,34,000.00	58,80,600.00	13500
328	3006	30	1 BHK	398	438	16500	65,67,000.00	59,10,300.00	13500
329	3007	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
330	3008	30	1 BHK	419	461	16500	69,13,500.00	62,22,150.00	14500
331	3009	30	1 BHK	394	433	16500	65,01,000.00	58,50,900.00	13500
332	3010	30	2 BHK	572	629	16500	94,38,000.00	84,94,200.00	19500
333	3011	30	2 BHK	572	629	16500	94,38,000.00	84,94,200.00	19500
Total				144362	158798		2,31,76,51,560.00	2,08,58,86,404.00	



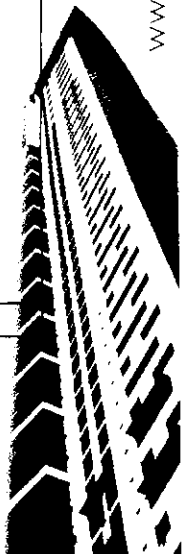
Summary of the Project:

Wing	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Market Value (₹)	Realizable Value in (₹)
A	2 BHK - 163 3 BHK - 68	231	155127	170640	2,49,23,16,990.00	2,24,30,85,291.00
	Total = 231					
B	2 BHK - 163 3 BHK - 68 Total = 231	231	155127	170640	2,49,68,47,680.00	2,24,71,62,912.00
G	1 BHK - 279 2 BHK - 55 Total = 334	334	144781	159259	2,32,41,87,960.00	2,09,17,69,164.00
H	1 BHK - 278 2 BHK - 55 Total = 333	333	144362	158798	2,31,76,51,560.00	2,08,58,86,404.00
Total		1129	599397	659337	9,63,10,04,190.00	8,66,79,03,771.00
Typical Refuge floor - 6th, 11th, 16th, 21st, 26th & 31st Floor - Flat No. 6 (Wing - A & B)						
Typical Refuge floor - 6th, 11th, 16th, 21st & 26th Floor - Flat No. 10 (Wing - G & H)						

Full Faire Market Value After Completion	9,63,10,04,190.00
Realizable Value After Completion	8,66,79,03,771.00
Cost of Construction (Total Built up area x Rate) 659337 Sq. Ft. x ₹ 2600	1,71,42,76,200.00

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	



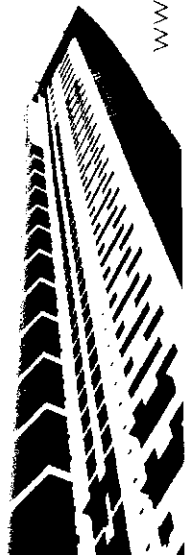
Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

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		

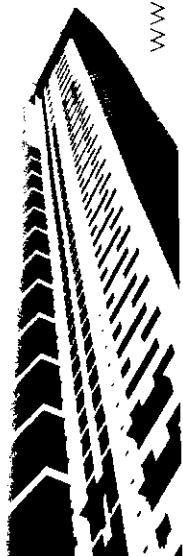
Total abstract of the entire property

Part – A	Land	As per table attached to the report	
Part – B	Building		
	Land development		
Part – C	Compound wall		
Part - D	Amenities		
Part – E	Pavement		
Part – F	Services		
	Total Fair Market Value After Completion		₹ 9,63,10,04,190.00
	Total Realizable Value After Completion		₹ 8,66,79,03,771.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000 to ₹ 17,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

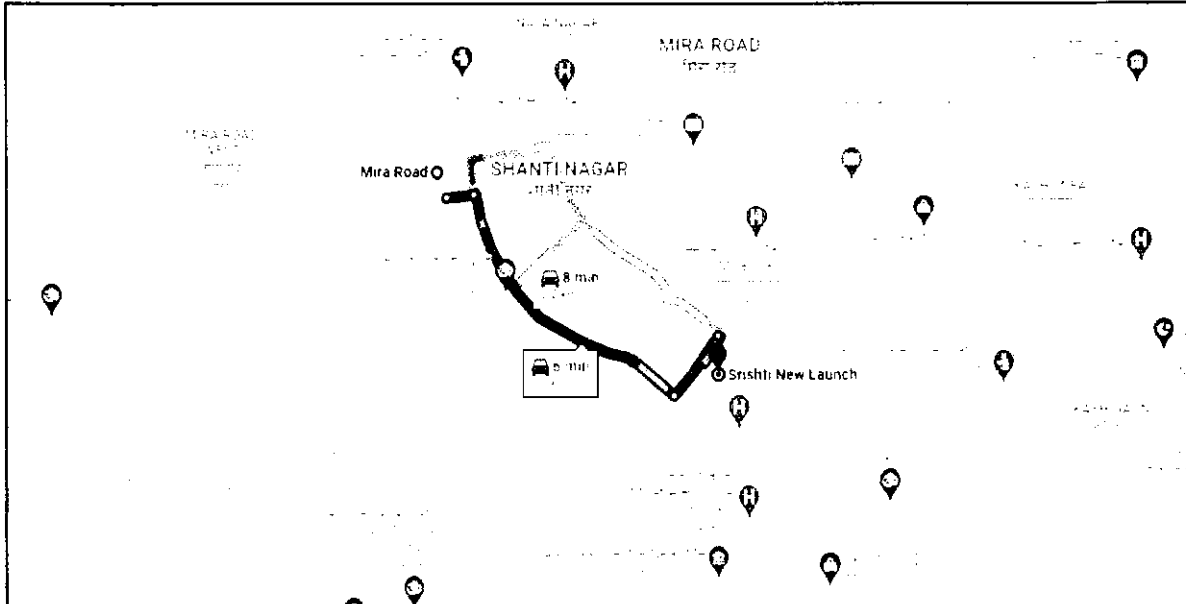
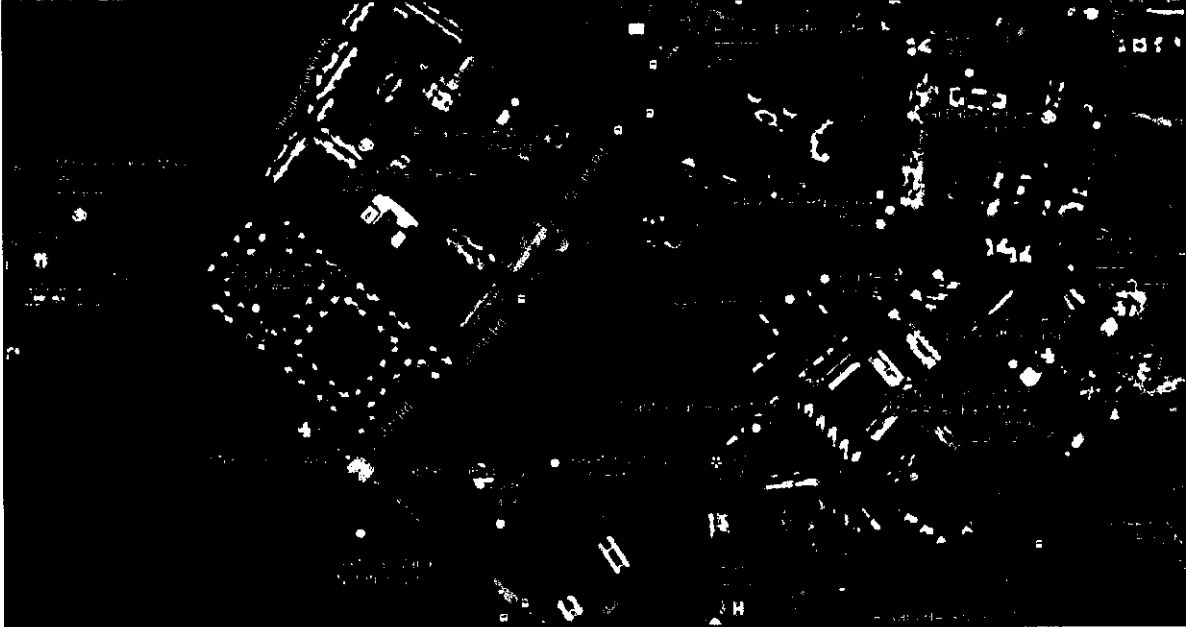


Actual Site Photographs



Route Map of the property

Site u/r



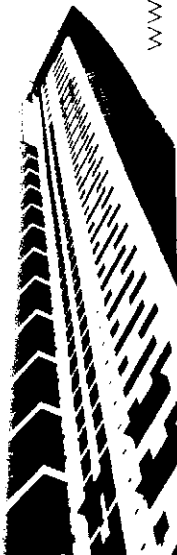
Latitude Longitude: 19°16'20.4"N 72°52'10.2"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road– 2.1 Km.)




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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

[Feedback](#)

Year: 20212022

Annual Statement of Rates

Language: English

Selected District:

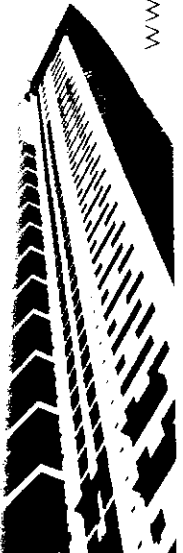
Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

उपविभाग	पुढील परीच	निवासी उपविभाग	बॉडीच	दुकाने	बौध्दिक	एक (Rs./)	Attribute
4/21-पी) मु- भाग मौजे पेणकरपाडा गांधारीज रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती मंळे क्रमांक	30350	82900	89300	109200	88300	चौ. मीटर	सर्व्हे नंबर



Sales Instance

4975337	सूची क्र.2	दुय्यम निबंधक सह दु.नि ठाणे 7
02-10-2021		दस्त क्रमांक 4975/2021
Note:-Generated Through eSearch Module,For original report please contact concern BRO office.		नं.दशी Regn:63m
मावाचे नाव : पेणकरपाडा		
(1) बिलेख या प्रकार	करारनामा	
(2) मोकदमा	12500000	
(3) बाजारभावाक माडेपट्टावच्छ बाबिलेपट्टाकर आकारणी देतो की पट्टेदार ते नमूद करावे.	7932286.5	
(4) झुआपन पोर्टेन्स व परकामाक असल्यास	1) पालिकेचे नाव:मिग्रा-माईटर मनपाइतर वर्णन : इतर माहिती : इतर माहिती: मोजे पेणकरपाडा वॉर्ड क्र. पी.विभाग क्रमांक. 421,येथील जुना सर्वे क्र. 231(पार्ट),232(पार्ट),233(पार्ट),234(पार्ट),240(पार्ट),नवीन सर्वे क्र. 63(पार्ट),65(पार्ट),66(पार्ट),67(पार्ट),64(पार्ट),क्षेत्रफळ 827 चौ. फुट कारपेट म्हाणजेच 92.20चौ.मी.बिल्टअप सोबत 1 क्व्हर्डें कार पार्किंग स्पेस नं.238,सदनिका क्र. 402,चौथा मजला,बिल्डिंग न. 340,सुष्ठी बिल्डिंग न.340 वरं ओप ही सोसा ती.सुष्ठी कॉम्प्लेक्स,सेक्टर-3,फेज 4,कल्पतरु,मिरारोड पु. ठाणे ((Survey Number : 63 (पार्ट), 65 (पार्ट), 66 (पार्ट), 67 (पार्ट),64 (पार्ट) :))	
(5) क्षेत्रफळ	92.20 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून घेणा-यावर्षिचून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुकुमनाम किंवा आदेश असल्यास प्रतिबद्धिचे नाव व पत्ता	1) नाव -स्टेनि अधोनि -- वय -46 पत्ता -- , सदनिका क्र 402, चौथा मजला, बिल्डिंग न 340, सुष्ठी बिल्डिंग न 340 वरं ओप ही सोसा ती सुष्ठी कॉम्प्लेक्स,सेक्टर-3,फेज 4, कल्पतरु,मिरारोड पु ठाणे , -- , मीरा रोड, MAHARASHTRA, THANE, Non-Government पिन कोड -401107 पॅन नं -AFWPADUWKE 2) नाव -शिबानी स्टेनि -- वय -48 पत्ता -- , सदनिका क्र 402, चौथा मजला, बिल्डिंग नं 340, सुष्ठी बिल्डिंग न 340 वरं ओप ही सोसा ती सुष्ठी कॉम्प्लेक्स,सेक्टर-3,फेज 4, कल्पतरु,मिरारोड पु ठाणे , -- , मीरा रोड, MAHARASHTRA, THANE, Non-Government पिन कोड -401107 पॅन नं -AGEPP6006A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुकुमनाम किंवा आदेश असल्यास प्रतिबद्धिचे नाव व पत्ता	1) नाव -प्रभा ए बिडी -- वय -38 पत्ता -प्लॉट नं -- , माळ नं -- , इमारतीचे नाव बी-K402, परमेश्वर वरं ओप ही सोसा ति, सेक्टर 2, शशी नगर, स्वामी नारायण मंदिर जवळ, मिरारोड पु ठाणे , ब्लॉक नं -- रोड नं -- , म्हाणपट्टे ठाणे पिन कोड -401107 पॅन नं -AFFP1M324L	
(9) दस्तऐवज करून दिल्याचा दिनांक	19-03-2021	
(10) दस्त नोंदणी केल्याचा दिनांक	19-03-2021	
(11) अनुकरांक, छड व पृष्ठ	4975/2021	

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Price Indicators

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1.60 Cr **3 BHK Flat for sale in Mira Road, Mu...** Sanjay Kapoor [Contact Now](#)

[See Other Charges](#) For Sale in Mira Road, Launch Code Blockbuster Living [View Bk](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS
	<p>Block No. 3</p> <p>Super Area: 1245 sqft - 11382 sqft</p> <p>Developer: Kalpataru Group Dynamix group N.L. Dalmia Group</p> <p>Project: Srishti Launch Code Blockbuster Living</p> <p>Status: Ready to Move</p>	<p>Block No. 2</p> <p>Super Area: 856 sqft - 11382 sqft</p> <p>Developer: Kalpataru Group Dynamix group N.L. Dalmia Group</p> <p>Project: Srishti Launch Code Blockbuster Living</p> <p>Status: Ready to Move</p>	<p>Launch Date: 31%</p> <p>Transaction Type: Resale</p> <p>Floors: 5 (Out of 15 Floors)</p> <p>Call Status: None</p>

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1.0 Cr **2 BHK 650 Sq-ft Flat** Harsh Vora [Contact Now](#)

For Sale Mira Road, Mumbai

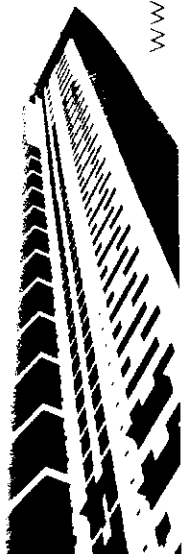
PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	BUILDER DETAILS
	<p>Block No. 2</p> <p>Super Area: 650 sqft - 11382 sqft</p> <p>Developer: Kalpataru Group Dynamix group N.L. Dalmia Group</p> <p>Project: Srishti Launch Code Blockbuster Living</p> <p>Status: Under Construction</p>	<p>Block No. 2</p> <p>Super Area: 650 sqft - 11382 sqft</p> <p>Developer: Kalpataru Group Dynamix group N.L. Dalmia Group</p> <p>Project: Srishti Launch Code Blockbuster Living</p> <p>Status: Under Construction</p>	<p>Launch Date: Dec '27</p> <p>Transaction Type: New Property</p> <p>Floors: 5 (Out of 15 Floors)</p> <p>Call Status: None</p>	

magicbricks Buy Rent Sell Tools & Advice What's New Property Services Blog Help Sign In My Activity Post Property

1.52 Cr **3 BHK 1350 Sq-ft Flat** Certified Agent [Contact Now](#)

[See Other Charges](#) For Sale Mira Road, Mumbai

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	<p>Block No. 3 See Dimensions</p> <p>Super Area: 1350 sqft - 11382 sqft</p> <p>Developer: Kalpataru Group Dynamix group N.L. Dalmia Group</p> <p>Project: Srishti Launch Code Blockbuster Living</p> <p>Status: New Property</p>	<p>Block No. 2</p> <p>Super Area: 878 sqft - 11382 sqft</p> <p>Developer: Kalpataru Group Dynamix group N.L. Dalmia Group</p> <p>Project: Srishti Launch Code Blockbuster Living</p> <p>Status: New Property</p>	<p>Launch Date: 34%</p> <p>Transaction Type: New Property</p> <p>Floors: 22 (Out of 33 Floors)</p> <p>Call Status: 1 Covered, 1 Open</p> <p>Call Status: Unfurnished</p>	



Price Indicators

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75.0 Lac **1 BHK 418 Sq-ft Flat** **Harsh Vora** **Contact Now**
 For Sale Mira Road, Mumbai

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS BUILDER DETAILS

Bedrooms: 1 Bathrooms: 1
 Carpet area: 418 sqft - 0.10 acre
 Carpet area: 0.10 acre
 Elevation: [Kaloataru Group Dynamix group N.L. Dalmia Group](#) Project: [Srishti Launch Code Blockbuster Living](#)

Status: Under Construction Project start: Dec 27 Transaction type: New Property Car parking: None

magicbricks Buy Rent Sell Tools & Advice What's New Property Services Blog Help Sign In My Activity Post Property

95.8 Lac **2 BHK 1035 Sq-ft Flat** **Local Agent** **Local Superstar** **Contact Now**
 See Other Charges For Sale Saikh Complex, Mumbai

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS

Bedrooms: 2 See Dimensions Bathrooms: 2
 Carpet area: 1035 sqft - 0.24 acre
 Carpet area: 575 sqft - 0.13 acre
 Elevation: [Kaloataru Properties Thane Pvt Ltd](#) Project: [Kaloataru Srishti](#)

Transaction type: New Property Floor: 15 (Out of 34 Floors) Car parking: 1 Covered Furnishings: Semi-Furnished

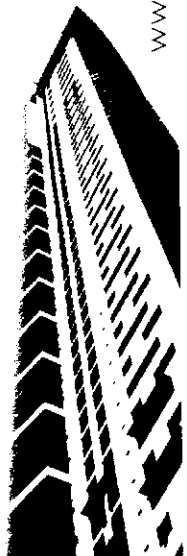
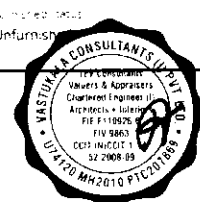
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96.0 Lac **2 BHK 1118 Sq-ft Flat** **Rajesh** **Contact Now**
 See Other Charges For Sale Pragati Complex, Mumbai

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS

Bedrooms: 2 See Dimensions Bathrooms: 2
 Carpet area: 1118 sqft - 0.26 acre
 Carpet area: 580 sqft - 0.13 acre
 Elevation: [Kaloataru Ltd](#) Project: [Kaloataru Srishti](#)

Transaction type: New Property Floor: 17 (Out of 32 Floors) Car parking: None Furnishings: Unfurnished




Price Indicators

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1.10 Cr 2 BHK 1000 Sq-ft Flat For Sale in Sector 2A, Complex, Mumbai

[See Other Charges](#) [Contact Now](#)

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS


	Bedrooms: 2 See Dimensions	Bathrooms: 2	Balconies: 3	Overall Plot: 1
	Super Area: 1000 sqft - 2.4000 sqft	Carpet Area: 650 sqft - 1.4928 sqft	Loan Amt: 35%	
	Developer: Kaloataru Group, Dynamic group, N.L. Dalma Group	Project: Srishri Launch Code Blockbuster Living		
	Transaction type: New Property	Floor: 23 (Out of 33 Floors)	Call Booking: 1 Covered, 1 Open	Completion status: Unfurnished
	Address: Sector 2A, Complex, Mumbai			

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96.1 Lac 2 BHK 1118 Sq-ft Flat For Sale in Sector 2A, Complex, Mumbai

[See Other Charges](#) [Contact Now](#)

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS AGENT DETAILS


	Bedrooms: 2 See Dimensions	Bathrooms: 2	Balconies: 3	
	Super Area: 1118 sqft - 2.4455 sqft	Carpet Area: 750 sqft - 1.7136 sqft	Loan Amt: 32%	
	Developer: Kaloataru Group, Dynamic group, N.L. Dalma Group	Project: Srishri Launch Code Blockbuster Living		
	Transaction type: New Property	Floor: 21 (Out of 33 Floors)	Call Booking: 1 Open	Completion status: Semi-Furnished
	Address: Sector 2A, Complex, Mumbai			

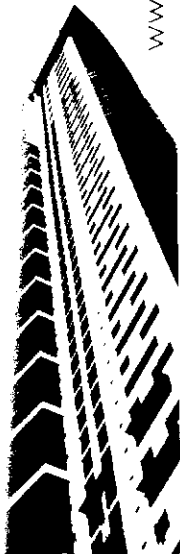
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71.3 Lac 1 BHK 760 Sq-ft Flat For Sale in Sector 2A, Complex, Mumbai

[See Other Charges](#) [Contact Now](#)

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS

	Bedrooms: 1 See Dimensions	Bathrooms: 2	Balconies: 2	Overall Plot: 1
	Super Area: 760 sqft - 2.2218 sqft	Carpet Area: 416 sqft - 0.9378 sqft	Loan Amt: 45%	
	Developer: Kaloataru Group, Dynamic group, N.L. Dalma Group	Project: Srishri Launch Code Blockbuster Living		
	Transaction type: New Property	Floor: 19 (Out of 33 Floors)	Call Booking: 1 Covered, 1 Open	Completion status: Unfurnished
	Address: Sector 2A, Complex, Mumbai			



Price Indicators

HOUSING.COM Buy in Mumbai Near Road East

Eversmile Sector 2A Wing A

₹90.0 L - 1.4 Cr | 15.56 K/sq.ft


2, 3 BHK Apartments Configurations

Jun 2027 Possession Starts

15.56 K/sq.ft Avg. Price

573.00 sq.ft. - 851.00 sq.ft. Carpet Area Sizes

Contact Sales



HOUSING.COM Buy in Mumbai Near Road East

Eversmile Sector 2A

₹70 L - 1.44 Cr | 8.00 K/sq.ft

1, 2, 3 BHK Apartments Configurations


Jun 2027 Possession Starts

8.00 K/sq.ft Avg. Price

594.00 sq.ft. - 878.00 sq.ft. Carpet Area Sizes

Contact Sales

+ 2 more



HOUSING.COM Buy in Mumbai Near Road East

1 BHK Apartment

₹66.75 L | 8.84 K/sq.ft

755 sq.ft. Built Up Area

8.84 K/sq.ft Avg. Price

1 BHK Configuration


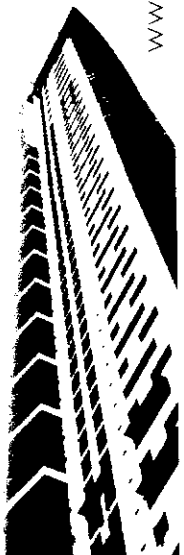
51st Dec. 2024 Possession Starts

Middle of 52 floors

East Facing

Contact Sales

+ 9 more

Price Indicators

HOUSING.COM Buy in Mumbai Mark Grand East

2 BHK Apartment ₹1.06 Cr ₹1,06,00,000

1170 sq.ft Build Up Area **9.06 K/sq.ft** Avg. Price **2 BHK** Configuration **31st Dec. 2024** Possession status **Higher** of 32 floors **East** Facing **Semi-Furnished** Furnishing

11 more

HOUSING.COM Buy in Mumbai Mark Grand East

3 BHK Apartment ₹1.29 Cr ₹1,29,00,000

1580 sq.ft Build Up Area **8.17 K/sq.ft** Avg. Price **3 BHK** Configuration **31st Dec. 2024** Possession status **Higher** of 32 floors **West** Facing **Semi-Furnished** Furnishing

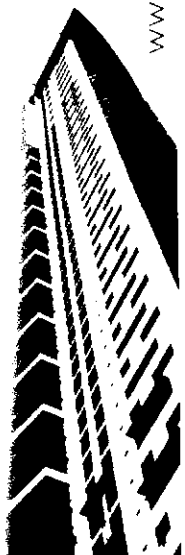
14 more

HOUSING.COM Buy in Mumbai Mark Grand East

3 BHK Apartment ₹1.4 Cr ₹1,40,00,000

1050 sq.ft Build Up Area **15.55 K/sq.ft** Avg. Price **3 BHK** Configuration **30th Jun. 2027** Possession status **Middle** of 30 floors **West** Facing



6 more



Price Indicators

HOUSING.COM Buy in Mumbai New Road East

1 BHK Apartment ₹62.3 L






+ 13 more

710 sq.ft. Build Up Area 8.77 K/sq.ft. Avg. Price 1 BHK Configuration 31st Dec. 2024 Possession status Middle of 32 Floors East Facing Semi-Furnished Furnishing

HOUSING.COM Buy in Mumbai New Road East

1 BHK Apartment ₹70.0 L

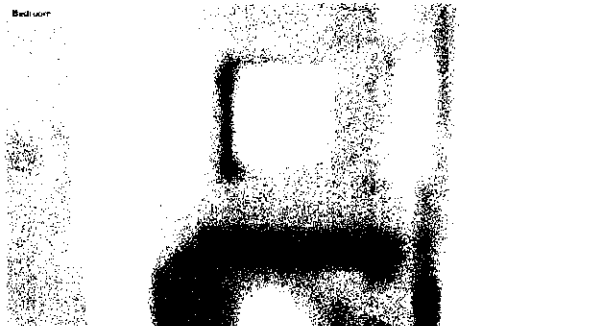




+ 6 more

650 sq.ft. Build Up Area 10.77 K/sq.ft. Avg. Price 1 BHK Configuration 30th Jun. 2027 Possession status Middle of 30 Floors West Facing Semi-Furnished Furnishing


HOUSING.COM Buy in Mumbai New Road East

1 BHK Apartment ₹64.08 L

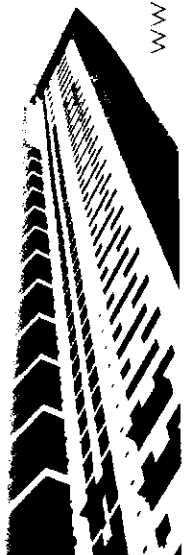
+ 6 more

720 sq.ft. Build Up Area 8.90 K/sq.ft. Avg. Price 1 BHK Configuration 31st Dec. 2024 Possession status Higher of 52 Floors East Facing



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Price Indicators Projects nearby Locality

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63.5 Lac
[See Other Charges](#)

1 BHK 700 Sq-ft Flat
[For Sale Panvel/Anda, Mumbai](#)

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PROPERTY DETAILS



PROJECT DETAILS

Phase: 1
[See Other Charges](#)

Total Area: 700 sqft - 650 sqft

Developer: **Darvesh Group**

Transaction Type: **New Property**
[See Documents](#)

LOCALITY DETAILS

Block: 2
[See Other Charges](#)

Super Area: 397 sqft - 315 sqft

Project: **DARVESH HORIZON**

Floor: 11 (Out of 17 Floors)

PRICE TRENDS

Block: 2

Super Area: 397 sqft - 315 sqft

Project: **DARVESH HORIZON**

Floor: 11 (Out of 17 Floors)

AGENT DETAILS

Block: 2

Super Area: 43%

Project: **DARVESH HORIZON**

Floor: 1 Open

Transaction Type: **Unfurnished**

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79.1 Lac
[See Other Charges](#)

2 BHK 1025 Sq-ft Flat
[For Sale Panvel/Anda, Mumbai](#)

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PROPERTY DETAILS



PROJECT DETAILS

Phase: 2
[See Other Charges](#)

Total Area: 1025 sqft - 970 sqft

Developer: **Kakad Realty**

Transaction Type: **New Property**
[See Documents](#)

LOCALITY DETAILS

Block: 2
[See Other Charges](#)

Super Area: 775 sqft - 710 sqft

Project: **Kakad Paradise**

Floor: 2 (Out of 23 Floors)

PRICE TRENDS

Block: 2

Super Area: 775 sqft - 710 sqft

Project: **Kakad Paradise**

Floor: 2 (Out of 23 Floors)

AGENT DETAILS

Block: 2

Super Area: 24%

Project: **Kakad Paradise**

Floor: None


Transaction Type: **Semi-Furnished**


HOUSING
Buy in Mumbai
Home Loan EMI

1 BHK Apartment

₹65.0 L

[Contact Seller](#)





+ 25 more

775 sq ft
Build Up Area

8.59 K/sq ft
Avg. Price

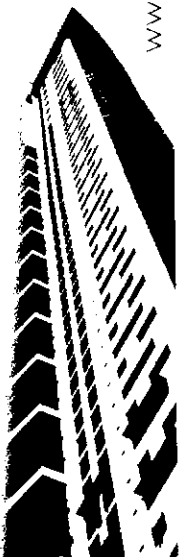
1 BHK
Configuration

31st Dec, 2025
Possession status

Middle
of 30 floors

North West
Facing

Unfurnished



Price Indicators Projects nearby Locality

magicbricks Buy Rent Sell Tools & Advice What's New Property Services Blog Help
Sign In My Activity Post Property

1.19 Cr

[See Other Charges](#)

3 BHK 1305 Sq-ft Flat

For Sale in [Punjab, Mohali](#)

Request

Certified Agent

[Track Location](#) [Get the location](#) [View the map](#)

[Contact Now](#)

PROJECT DETAILS

LOCALITY DETAILS

Block no. **3** [See Dimensions](#)

Carpet area **1305 sq-ft** - **1305 sq-ft**

Developer **Darvesh Group**

Transaction type **New Property**

PRICE TRENDS

Block no. **3**

Carpet area **810 sq-ft** - **1449 sq-ft**

Project **DARVESH HORIZON**

AGENT DETAILS

Block no. **5**

Carpet area **37%**

Project **DARVESH HORIZON**

Car parking **None**

Completion status **Unfurnished**

magicbricks Buy Rent Sell Tools & Advice What's New Property Services Blog Help
Sign In My Activity Post Property

1.35 Cr

[See Other Charges](#)

3 BHK 1500 Sq-ft Flat

For Sale in [Punjab, Mohali](#)

Request

Certified Agent

[Track Location](#) [Get the location](#) [View the map](#)

[Contact Now](#)

PROJECT DETAILS

LOCALITY DETAILS

Block no. **3** [See Dimensions](#)

Carpet area **1500 sq-ft** - **1500 sq-ft**

Developer **Darvesh Group**

Transaction type **New Property**

PRICE TRENDS

Block no. **3**

Carpet area **1010 sq-ft** - **1449 sq-ft**

Project **DARVESH HORIZON**

AGENT DETAILS

Block no. **5**

Carpet area **32%**

Project **DARVESH HORIZON**

Car parking **None**

Completion status **Unfurnished**

HOUSING.COM Buy in Mumbai
New Deal Fast

2 BHK Apartment

For Sale in [Maharashtra, Mumbai](#)

₹1.04 Cr

[Contact Seller](#)

+ 10 more

840 sq-ft

saleable Area

12.38 K/sq-ft

Avg. Price

2 BHK

Configuration

5th Dec. 2023

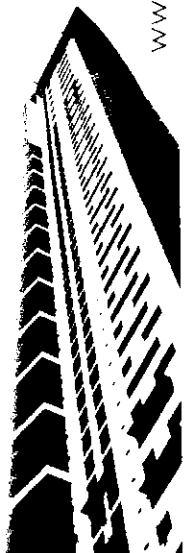
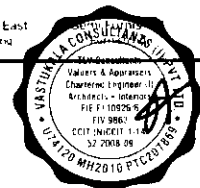
Possession status

Lower

of 32 floors

North-East

Facing



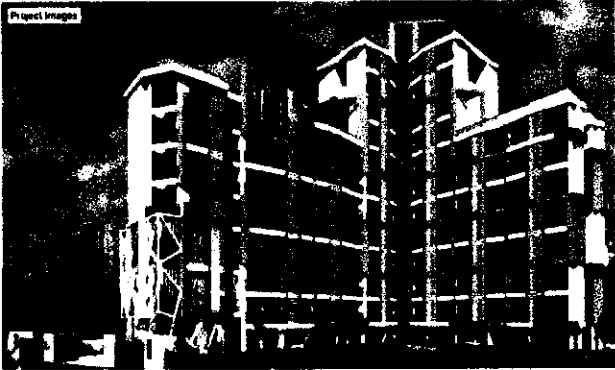
Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai
Mira Road East

Raj Florenza

by Housing.com

Project Images



1, 2 BHK Apartments Configuration


Dec 2021 Possession Starts

Price on request Avg. Price

₹66.7 L - 98.9 L

201 sq.ft. to 350 sq.ft.

Contact Developer



+
18 more

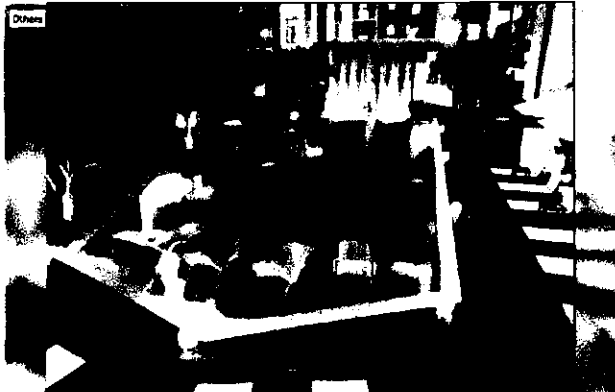
441.00 sq.ft. - 669.00 sq.ft.
Carpet Area Sizes

HOUSING.COM Buy in Mumbai
Mira Road East

2 BHK Apartment

by Housing.com

Dishes



1051 sq.ft Build Up Area

8.75 K/sq.ft Avg. Price

2 BHK Configuration

31st Dec. 2024 Possession status

Lower of 30 floors

East Facing

Unfurnished Furnishing

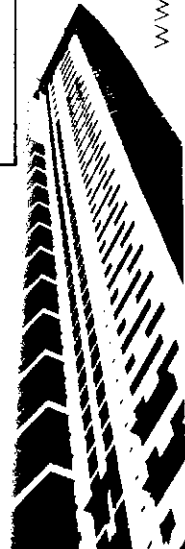
₹92.0 L

400 sq.ft. to 450 sq.ft.

Contact Seller



+
11 more



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

Place : Mumbai

Date : 04.10.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D. email=cmd@vastukala.org, c=IN
Date: 2021.10.04 11:50:01 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



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).

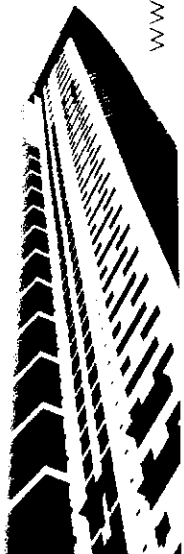
Date

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



(Annexure-I)

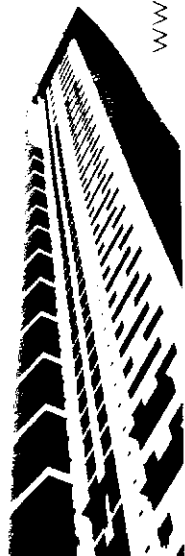
DECLARATION-CUM-UNDERTAKING

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

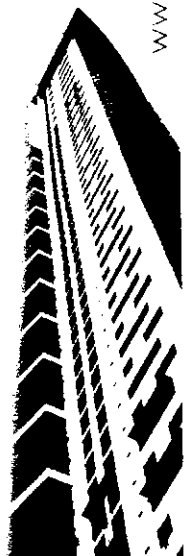
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.10.2021 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 22.09.2021. 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

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- 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Eversmile Properties Pvt. Ltd.
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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Mistry – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 22.09.2021 Valuation Date - 04.10.2021 Date of Report - 04.10.2021
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.09.2021
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	Attached



not be for the purpose of limiting his responsibility for the valuation report.

Date: 04.10.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2021.10.04 11:43:14 +05'30'



C.M.D.

Director



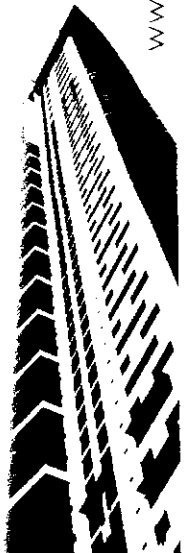
Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th October 2021** 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

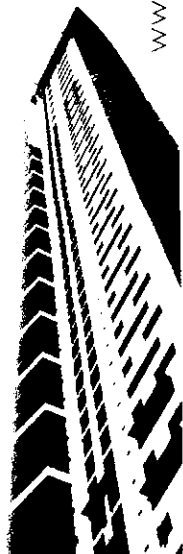
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

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. Eversmile Properties Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

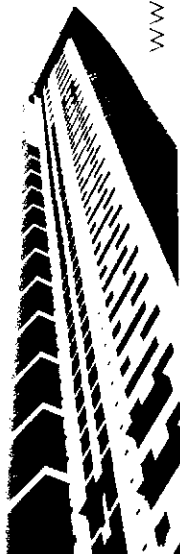
Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

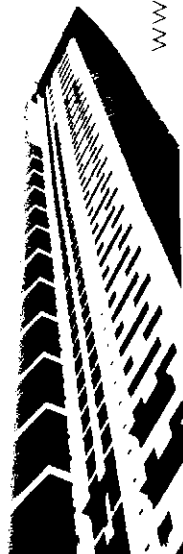
ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(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

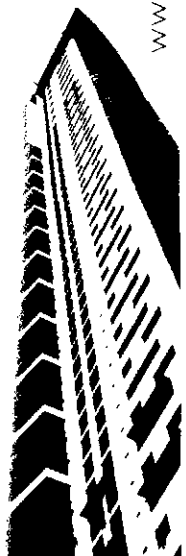
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from 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.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



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

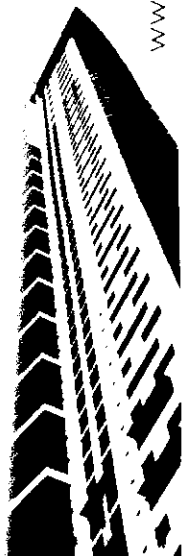
21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness 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.

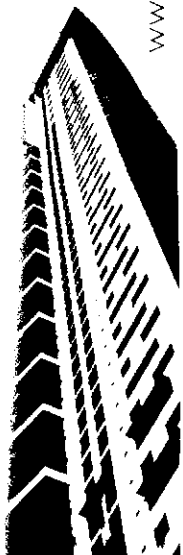
27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed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



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **04th October 2021**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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