

# MASTER VALUATION REPORT



**Details of the property under consideration:**

**Name of Project: " Siddha Sky Phase – 3 & 4"**

"Siddha Sky Phase – 3 & 4", Proposed S. R. Scheme On Plot Bearing C. S. No. 6 (Pt), 16 (Pt) to 21 (Pt) of Salt Pan Division & 12 (Pt) of Sion Division for "Nirmal Nagar CHSL", Raoli Camp, Kokri Agra, Sardar Nagar No. 4, Sion, Koliwada, Mumbai - 400 037, State - Maharashtra, Country - India

**Latitude Longitude: 19°02'09.6"N 72°52'11.2"E**

**Intended User:**

**State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India



**Our Pan India Presence at :**

- |              |          |             |             |
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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

☎ **+91 2247495919**

✉ **mumbai@vastukala.co.in**

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Page 2 of 51

Vastu/SBI/Mumbai/04/2024/6746/2305989

17/04-128-VSSSPV

Date: 17.04.2024

### MASTER VALUATION REPORT OF "Siddha Sky Phase – 3 & 4"

**"Siddha Sky Phase - 3 & 4", Proposed S. R. Scheme On Plot Bearing C. S. No. 6 (Pt), 16 (Pt) to 21 (Pt) of Salt Pan Division & 12 (Pt) of Sion Division for "Nirmal Nagar CHSL", Raoli Camp, Kokri Agra, Sardar Nagar No. 4, Sion, Koliwada, Mumbai - 400 037, State - Maharashtra, Country - India**

**Latitude Longitude: 19°02'09.6"N 72°52'11.2"E**

**NAME OF DEVELOPER: M/s. Sejal Shakti Realtors LLP**

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 **05<sup>th</sup> April 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"Siddha Sky Phase - 3 & 4"**, Proposed S. R. Scheme On Plot Bearing C. S. No. 6 (Pt), 16 (Pt) to 21 (Pt) of Salt Pan Division & 12 (Pt) of Sion Division for "Nirmal Nagar CHSL", Raoli Camp, Kokri Agra, Sardar Nagar No. 4, Sion, Koliwada, Mumbai - 400 037, State - Maharashtra, Country - India. 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 locality is middle class & developed.

#### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Sejal Shakti Realtors LLP</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Phase – 3 (2B)</b>	<b>P51900021044</b>
	<b>Phase – 4 (2A)</b>	<b>P51900021031</b>
<b>Register office address</b>	<b>M/s. Sejal Shakti Realtors LLP</b> Block No. 173/174, "Sejal Encasa", Opp. Bata Showroom, S. V. Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Vishal Bansode (Banking Person - Mobile No. 85914 23275) Pallavi Bhoir (Builder Person - Mobile No. 88280 31857)	
<b>E – mail ID and Website</b>	<a href="mailto:devaki@siddhagroup.com">devaki@siddhagroup.com</a> <a href="http://www.siddhagroup.com">www.siddhagroup.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Truck Terminal Road
On or towards South	Mala Singh Marg & Slum Area
On or towards East	Arman Tower
On or towards West	Raoli Camp Municipal Maternity Home



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

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General							
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.						
2.	a)	Date of inspection : 05.04.2024						
	b)	Date on which the valuation is made : 17.04.2024						
3.	List of documents produced for perusal							
	1.	Copy of Title Certificate from Adv. Vimla & Co. dated 17.09.2019						
	2.	Copy of Engineer's Certificate date 31.12.2023 issued by Arijit Malik (RERA Certificate – Wing 2B)						
	3.	Copy of Engineer's Certificate date 31.12.2019 issued by Arijit Malik (RERA Certificate – Wing 2A)						
	4.	Copy of Architect's Certificate date 31.12.2023 issued by Ar. Manoj Vishwakarma (RERA Certificate – Wing 2B)						
	5.	Copy of Architect's Certificate date 31.12.2029 issued by Ar. Manoj Vishwakarma (RERA Certificate – Wing 2A)						
	6.	Copy of Rera Registration Certificate of issued by Maharashtra Real Estate Regulatory Authority date 08.09.2021						
		<table border="1"> <thead> <tr> <th>Project</th> <th>RERA Project Number</th> </tr> </thead> <tbody> <tr> <td>Phase – 3 (2B)</td> <td>P51900021044</td> </tr> <tr> <td>Phase – 4 (2A)</td> <td>P51900021031</td> </tr> </tbody> </table>	Project	RERA Project Number	Phase – 3 (2B)	P51900021044	Phase – 4 (2A)	P51900021031
Project	RERA Project Number							
Phase – 3 (2B)	P51900021044							
Phase – 4 (2A)	P51900021031							
	7.	Copy of Environment Clearance (EC) vide Identification No. SEIAA – EC – 2293 date 03.07.2020						
	8.	Copy of NOC for Heigher Clearance Certificate No. SNCR / WEST / B / 012317 / 193837 date 19.10.2018 issued by Airports Authority of India. Valid till 12.09.2026.						
	9.	Copy of Fire Protection & Fire Fighting No. FB / HRC / RII / 03 date 21.05.2019 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade						
	10.	Copy of Amended Plans for Sale Building No. 2 consisting of Sale Tower 1 & 2 comprising of Wings 1A, 1B, 2A & 2B Letter No. F-N / STGOVT / 0064 / 20140719 / AP / SB-2 date 27.12.2022 issued by Slum Rehabilitation Authority						
	11.	Copy of Commencement Certificate No. FN / STGOVT / 0064 / 20140719 / AP / SB - 2 dated 22.05.2019 issued by Executive Engingeer Slum Rehabilitation Authority (Sale Building No. 2)						



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FN/STGOVT/0064/20140719/AP/SB-2

11 JAN 2023

This C.C. is re-endorsed as per approved amended plans dtd. 27/12/2022.

11/1/2023  
Executive Engineer  
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

E 1 SEP 2023

This C.C is extended from Ground + 1st to 39th upper floor + OHT & LMR in from of RCC framework only for Tower 2 wing B of sale building no 02 as per the last approved amended plans dated 27/12/2022.

11/9/2023  
Executive Engineer  
Slum Rehabilitation Authority

12. Copy of Approved Plan No. SRA / ENG / FN / STGOVT / 0064 / 20140719 / AP / SB - 2 dated 27.12.2022 issued by Executive Engingeer Slum Rehabilitation Authority

Approved upto:

Phase No.	Wing	Number of Floors
3	2B	3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 39 <sup>th</sup> upper floors.
4	2A	3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 31 <sup>st</sup> upper floors.

Project Name (with address & phone nos.)	:	"Siddha Sky Phase - 3 & 4", Proposed S. R. Scheme On Plot Bearing C. S. No. 6 (Pt), 16 (Pt) to 21 (Pt) of Salt Pan Division & 12 (Pt) of Sion Division for "Nirmal Nagar CHSL", Raoli Camp, Kokri Agra, Sardar Nagar No. 4, Sion, Koliwada, Mumbai - 400 037, State - Maharashtra, Country - India
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/s. Sejal Shakti Realtors LLP</b>  <b>Address:</b> Block No. 173/174, "Sejal Encasa", Opp. Bata



		<p>Showroom, S. V. Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India</p> <p><u>Contact Person :</u> Mr. Vishal Bansode (Banking Person - Mobile No. 85914 23275)</p>									
5.	Brief description of the property (Including Leasehold / freehold etc.)										
<p><b><u>Siddha Sky Phase – 3 &amp; 4 Project About:</u></b> Presenting, Siddha Sky - an address that is an oasis of calm, peace and magnificence in the hustle-bustle of the city, Mumbai. Your home will now serve as a perfect getaway after a tiring day at work, as Siddha Sky ambiance will make you forget that you are in the heart of the city, Sion East. Siddha Sky is a large project spread over an area of 0.24 acres. Siddha Sky comprises of 2 BHK, 3 BHK and 4 BHK Apartments in Mumbai. Siddha Sky brings a lifestyle that befits Royalty with the batch of magnificent Apartments at Sion East. These Residential Apartments in Mumbai offers limited edition luxury boutique houses that amazingly escapes the noise of the city center. Siddha Sky is built by a renowned name in construction business, Sejal Shakti Realtors LLP at Sion East, Mumbai. The floor plan of Siddha Sky presents the most exciting and dynamic floor plans designed for a lavish lifestyle with 41 floors. The master plan of Siddha Sky offers people a strong connection to their surroundings, promoting a sense of community whilst balancing this with a distinct private address for individual homeowners. Registration Numbers: Phase 3: P51900021044 (Possession Date: 31-May-25) Phase 4: P51900021031 (Possession Date: 31-May-26)</p> <p><b><u>Location Advantages:</u></b> Sion is the last locality of Mumbai city and derives its name from the Marathi word Sheev meaning boundary. Some of the neighbourhoods of Sion include Byculla, Dockyard Road and Sewri. The stretch is encircled by GTB Nagar, Kurla and Dharavi. Few prominent industries operating in the area are liance tries and Pharmaceuticals Ltd. al estate in Sion (India) is developing rapidly due to the area's proximity to the commercial hub, Bandra Kurla Complex, good connectivity with the rest of Mumbai and social and physical infrastructure. Sion is well-connected via road and railway networks. The BEST buses and a host of private bus operators connect the locality to City. The nearest railway stations are Chuna Bhatti Railway Station at 4 kilometres (via Road Number 29) and Railway Station at 5 kilometres (via Road Number 31). However, Central is located at a distance of 11 kilometres (via Dr. Baba Saheb Ambedkar Road). The Chhatrapati Shivaji International Airport is 15 kilometres via Western Highway.</p> <p><b><u>TYPE OF THE BUILDING</u></b></p> <table border="1"> <thead> <tr> <th>Phase No.</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2B</td> <td>Proposed 3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 39<sup>th</sup> upper floors.</td> </tr> <tr> <td>4</td> <td>2A</td> <td>Proposed 3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 39<sup>th</sup> upper floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 31<sup>st</sup> upper floors.  Hence we have considered the area up to 3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 31<sup>st</sup> upper floors only for the purpose of valuation.</td> </tr> </tbody> </table>			Phase No.	Wing	Number of Floors	3	2B	Proposed 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 39 <sup>th</sup> upper floors.	4	2A	Proposed 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 39 <sup>th</sup> upper floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 31 <sup>st</sup> upper floors.  Hence we have considered the area up to 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 31 <sup>st</sup> upper floors only for the purpose of valuation.
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**LEVEL OF COMPLETEION:**

Phase No. / Wing	Present stage of Construction	Percentage of work completion
3 / 2B	RCC work upto 16 <sup>th</sup> floor slab is completed.	35%
4 / 2A	Brick work upto 15 <sup>th</sup> Floor is completed. Internal / External Plaster work upto 15 <sup>th</sup> floor is completed.	

**PROPOSED DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is **May - 2025 (Phase 3) & May - 2026 (Phase 4) (As per RERA Certificate)**

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

**PROPOSED PROJECT AMENITIES:**

➤ Vitrified tiles flooring in all rooms
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder Coated Aluminum sliding doors/windows with clear glass and granite/marble still
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring
➤ Concealed plumbing
➤ Amphitheatre
➤ Children's play area
➤ Gymnasium
➤ Power Backup
➤ Club House
➤ Jogging Track
➤ Swimming Pool
➤ Landscaped Garden
➤ Senior Citizen area
➤ Yoga Area
➤ Coffee Shop
➤ Banquet Hall
➤ Community Hall
➤ Squash Court

6.	Location of property	:	
	a)	Plot No. / Survey No.	: C. S. No. 6 (Pt), 16 (Pt) to 21 (Pt)
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C. S. No. 6 (Pt), 16 (Pt) to 21 (Pt), Salt Pan Division
	d)	Ward / Taluka	: Ward -F / N, Salt Pan Division & 12 (Pt) of Sion
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	:	"Siddha Sky Phase - 3 & 4", Proposed S. R. Scheme On Plot Bearing C. S. No. 6 (Pt), 16 (Pt)



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				to 21 (Pt) of Salt Pan Division & 12 (Pt) of Sion Division for "Nirmal Nagar CHSL", Raoli Camp, Kokri Agra, Sardar Nagar No. 4, Sion, Koliwada, Mumbai - 400 037, State - Maharashtra, Country - India	
8.	City / Town	:	Sion (East), Mumbai.		
	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	:	Executive Engingeer Slum Rehabilitation Authority, Divison Salt Plan & Sion		
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	<b>Boundaries of the property</b>		<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North		Koliwada Railway Station	Mukund Rao Ambedkar Marg	Truck Terminal Road
	South		Pratiksha Nagar	18 Mtr. Wide DP Road	Mala Singh Marg & Slum Area
	East		Sion Chembur Road	Ganesh Chawl	Arman Tower
	West		CGS Quarters	Proposed 6mtr Wide Road	Raoli Camp Municipal Maternity Home
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A	B	
			As per the Deed	Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property	:	19°02'09.6"N 72°52'11.2"E		
14.	Extent of the site	:	Total Plot area – 26376.38 Sq. M. (As per Approved Plan) Plot area – 983.00 Sq. M. (As per RERA – Phase 3) Plot area – 23372.38 Sq. M. (As per RERA – Phase 4) Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 26376.38 Sq. M. (As per		

		Approved Plan) Plot area – 983.00 Sq. M. (As per RERA – Phase 3) Plot area – 23372.38 Sq. M. (As per RERA – Phase 4)									
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: N.A. Building Construction work is in progress.									
<b>II CHARACTERISTICS OF THE SITE</b>											
1.	Classification of locality	: Middle class									
2.	Development of surrounding areas	: Good									
3.	Possibility of frequent flooding/ sub-merging	: No									
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by									
5.	Level of land with topographical conditions	: Plain									
6.	Shape of land	: Irregular									
7.	Type of use to which it can be put	: For residential purpose									
8.	Any usage restriction	: Residential									
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. SRA / ENG / FN / STGOVT / 0064 / 20140719 / AP / SB - 2 dated 27.12.2022 issued by Executive Engineer Slum Rehabilitation Authority  <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Phase No.</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2B</td> <td>3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 39<sup>th</sup> upper floors.</td> </tr> <tr> <td>4</td> <td>2A</td> <td>3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 31<sup>st</sup> upper floors.</td> </tr> </tbody> </table>	Phase No.	Wing	Number of Floors	3	2B	3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 39 <sup>th</sup> upper floors.	4	2A	3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 31 <sup>st</sup> upper floors.
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10.	Corner plot or intermittent plot?	: Intermittent									
11.	Road facilities	: Yes									
12.	Type of road available at present	: B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 18 Mtr R. B. Mehta Marg									
14.	Is it a Land – Locked land?	: No									
15.	Water potentiality	: Municipal Water supply									



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16.	Underground sewerage system	:	Connected to Municipal sewer																																	
17.	Is Power supply is available in the site	:	Yes																																	
18.	Advantages of the site	:	Located in developed area																																	
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No																																	
<b>Part – A (Valuation of land)</b>																																				
1	Size of plot	:	Total Plot area – 26376.38 Sq. M. (As per Approved Plan) Plot area – 983.00 Sq. M. (As per RERA – Phase 3) Plot area – 23372.38 Sq. M. (As per RERA – Phase 4)																																	
	North & South	:	-																																	
	East & West	:	-																																	
2	Total extent of the plot	:	As per table attached to the report																																	
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																																	
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	<table border="1"> <thead> <tr> <th colspan="3">Division Sion</th> </tr> </thead> <tbody> <tr> <td>₹ 1,41,250.00 per Sq. M. for Residential</td> <td></td> <td></td> </tr> <tr> <td>₹ 58,200.00 per Sq. M. for Land</td> <td></td> <td></td> </tr> <tr> <th colspan="3">Division Salt Pan</th> </tr> <tr> <td>₹ 1,03,570.00 per Sq. M. for Residential</td> <td></td> <td></td> </tr> <tr> <td>₹ 47,210.00 per Sq. M. for Land</td> <td></td> <td></td> </tr> </tbody> </table>	Division Sion			₹ 1,41,250.00 per Sq. M. for Residential			₹ 58,200.00 per Sq. M. for Land			Division Salt Pan			₹ 1,03,570.00 per Sq. M. for Residential			₹ 47,210.00 per Sq. M. for Land																	
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6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="4">As per Approved Plan – Sion &amp; Salt Pan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th colspan="2">Value in (₹)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">26376.38</td> <td>58200</td> <td colspan="2">1,53,51,05,316</td> </tr> <tr> <td>47210</td> <td colspan="2">1,24,52,28,900</td> </tr> <tr> <th colspan="4">As per RERA Certificate – Sion &amp; Salt Pan</th> </tr> <tr> <td rowspan="2">983</td> <td>58200</td> <td colspan="2">5,72,10,600</td> </tr> <tr> <td>47210</td> <td colspan="2">4,64,07,430</td> </tr> <tr> <td rowspan="2">23372.38</td> <td>58200</td> <td colspan="2">1,36,02,72,516</td> </tr> <tr> <td>47210</td> <td colspan="2">1,10,34,10,060</td> </tr> </tbody> </table>	As per Approved Plan – Sion & Salt Pan				Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)		26376.38	58200	1,53,51,05,316		47210	1,24,52,28,900		As per RERA Certificate – Sion & Salt Pan				983	58200	5,72,10,600		47210	4,64,07,430		23372.38	58200	1,36,02,72,516		47210	1,10,34,10,060	
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<b>Part – B (Valuation of Building)</b>																																				
1	Technical details of the building	:																																		
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																																	
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																																	
	c) Year of construction	:	N.A. Building Construction work is in progress																																	

d) Number of floors and height of each floor including basement, if any		:										
<b>Phase No.</b>	<b>Wing</b>	<b>Number of Floors</b>										
3	2B	Proposed 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 39 <sup>th</sup> upper floors.										
4	2A	Proposed 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 39 <sup>th</sup> upper floors as per information provided by builder. The building permission as on date is received till 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 31 <sup>st</sup> upper floors.  Hence we have considered the area up to 3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 31 <sup>st</sup> upper floors only for the purpose of valuation.										
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. SRA / ENG / FN / STGOVT / 0064 / 20140719 / AP / SB - 2 dated 27.12.2022 issued by Executive Engineer Slum Rehabilitation Authority									
h) Approved map / plan issuing authority		:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Phase No.</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2B</td> <td>3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 39<sup>th</sup> upper floors.</td> </tr> <tr> <td>4</td> <td>2A</td> <td>3 Basements + Ground (pt) + Stilt (pt) + 1<sup>st</sup> Floor (Part Podium / Part Commercial) + 2<sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3<sup>rd</sup> to 31<sup>st</sup> upper floors.</td> </tr> </tbody> </table>	Phase No.	Wing	Number of Floors	3	2B	3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 39 <sup>th</sup> upper floors.	4	2A	3 Basements + Ground (pt) + Stilt (pt) + 1 <sup>st</sup> Floor (Part Podium / Part Commercial) + 2 <sup>nd</sup> Floor (Part Podium / Part Commercial / Part Residential) + 3 <sup>rd</sup> to 31 <sup>st</sup> upper floors.
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i) Whether genuineness or authenticity of approved map / plan is verified		:	Yes									



	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.
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**Specifications of construction (floor-wise) in respect of**

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

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

## 1) Phase – 3, Wing – 2B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	105	2	3 BHK	735	809	27000	1,98,45,000	2,10,35,700	44000	21,02,100
2	205	2	3 BHK	801	881	27000	2,16,27,000	2,29,24,620	48000	22,90,860
3	206	2	1 BHK	395	435	27000	1,06,65,000	1,13,04,900	23500	11,29,700
4	207	2	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	17,61,760
5	208	2	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	17,64,620
6	209	2	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	17,76,060
7	301	3	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	18,84,740
8	302	3	2 BHK	661	727	27000	1,78,47,000	1,89,17,820	39500	18,90,460
9	303	3	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	18,84,740
10	304	3	3 BHK	879	967	27000	2,37,33,000	2,51,56,980	52500	25,13,940
11	305	3	3 BHK	801	881	27000	2,16,27,000	2,29,24,620	48000	22,90,860
12	306	3	1 BHK	395	435	27000	1,06,65,000	1,13,04,900	23500	11,29,700
13	307	3	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	17,61,760
14	308	3	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	17,64,620
15	309	3	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	17,76,060
16	401	4	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	18,84,740
17	402	4	2 BHK	661	727	27000	1,78,47,000	1,89,17,820	39500	18,90,460
18	403	4	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	18,84,740
19	404	4	3 BHK	879	967	27000	2,37,33,000	2,51,56,980	52500	25,13,940
20	405	4	3 BHK	801	881	27000	2,16,27,000	2,29,24,620	48000	22,90,860
21	406	4	1 BHK	395	435	27000	1,06,65,000	1,13,04,900	23500	11,29,700
22	407	4	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	17,61,760
23	408	4	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	17,64,620
24	409	4	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	17,76,060
25	501	5	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	18,84,740
26	502	5	2 BHK	661	727	27000	1,78,47,000	1,89,17,820	39500	18,90,460
27	503	5	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	18,84,740
28	504	5	3 BHK	879	967	27000	2,37,33,000	2,51,56,980	52500	25,13,940
29	505	5	3 BHK	801	881	27000	2,16,27,000	2,29,24,620	48000	22,90,860
30	506	5	1 BHK	395	435	27000	1,06,65,000	1,13,04,900	23500	11,29,700
31	507	5	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	17,61,760
32	508	5	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	17,64,620
33	509	5	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	17,76,060
34	601	6	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
35	602	6	2 BHK	661	727	27300	1,80,45,300	1,91,28,018	40000	18,90,460
36	603	6	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
37	604	6	3 BHK	879	967	27300	2,39,96,700	2,54,36,502	53000	25,13,940



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	605	6	3 BHK	801	881	27300	2,18,67,300	2,31,79,338	48500	22,90,860
39	606	6	1 BHK	395	435	27300	1,07,83,500	1,14,30,510	24000	11,29,700
40	607	6	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	17,61,760
41	608	6	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	17,64,620
42	609	6	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	17,76,060
43	701	7	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
44	702	7	2 BHK	661	727	27300	1,80,45,300	1,91,28,018	40000	18,90,460
45	703	7	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
46	704	7	3 BHK	879	967	27300	2,39,96,700	2,54,36,502	53000	25,13,940
47	705	7	3 BHK	801	881	27300	2,18,67,300	2,31,79,338	48500	22,90,860
48	706	7	1 BHK	395	435	27300	1,07,83,500	1,14,30,510	24000	11,29,700
49	707	7	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	17,61,760
50	708	7	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	17,64,620
51	709	7	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	17,76,060
52	803	8	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
53	804	8	3 BHK	879	967	27300	2,39,96,700	2,54,36,502	53000	25,13,940
54	805	8	3 BHK	801	881	27300	2,18,67,300	2,31,79,338	48500	22,90,860
55	806	8	1 BHK	395	435	27300	1,07,83,500	1,14,30,510	24000	11,29,700
56	807	8	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	17,61,760
57	808	8	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	17,64,620
58	809	8	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	17,76,060
59	901	9	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
60	902	9	2 BHK	661	727	27300	1,80,45,300	1,91,28,018	40000	18,90,460
61	903	9	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
62	904	9	3 BHK	879	967	27300	2,39,96,700	2,54,36,502	53000	25,13,940
63	905	9	3 BHK	801	881	27300	2,18,67,300	2,31,79,338	48500	22,90,860
64	906	9	1 BHK	395	435	27300	1,07,83,500	1,14,30,510	24000	11,29,700
65	907	9	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	17,61,760
66	908	9	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	17,64,620
67	909	9	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	17,76,060
68	1001	10	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
69	1002	10	2 BHK	661	727	27300	1,80,45,300	1,91,28,018	40000	18,90,460
70	1003	10	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	18,84,740
71	1004	10	3 BHK	879	967	27300	2,39,96,700	2,54,36,502	53000	25,13,940
72	1005	10	3 BHK	801	881	27300	2,18,67,300	2,31,79,338	48500	22,90,860
73	1006	10	1 BHK	395	435	27300	1,07,83,500	1,14,30,510	24000	11,29,700
74	1007	10	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	17,61,760
75	1008	10	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	17,64,620



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76	1009	10	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	17,76,060
77	1101	11	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
78	1102	11	2 BHK	661	727	27600	1,82,43,600	1,93,38,216	40500	18,90,460
79	1103	11	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
80	1104	11	3 BHK	879	967	27600	2,42,60,400	2,57,16,024	53500	25,13,940
81	1105	11	3 BHK	801	881	27600	2,21,07,600	2,34,34,056	49000	22,90,860
82	1106	11	1 BHK	395	435	27600	1,09,02,000	1,15,56,120	24000	11,29,700
83	1107	11	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	17,61,760
84	1108	11	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	17,64,620
85	1109	11	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	17,76,060
86	1201	12	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
87	1202	12	2 BHK	661	727	27600	1,82,43,600	1,93,38,216	40500	18,90,460
88	1203	12	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
89	1204	12	3 BHK	879	967	27600	2,42,60,400	2,57,16,024	53500	25,13,940
90	1205	12	3 BHK	801	881	27600	2,21,07,600	2,34,34,056	49000	22,90,860
91	1206	12	1 BHK	395	435	27600	1,09,02,000	1,15,56,120	24000	11,29,700
92	1207	12	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	17,61,760
93	1208	12	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	17,64,620
94	1209	12	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	17,76,060
95	1301	13	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
96	1302	13	2 BHK	661	727	27600	1,82,43,600	1,93,38,216	40500	18,90,460
97	1303	13	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
98	1304	13	3 BHK	879	967	27600	2,42,60,400	2,57,16,024	53500	25,13,940
99	1305	13	3 BHK	801	881	27600	2,21,07,600	2,34,34,056	49000	22,90,860
100	1306	13	1 BHK	395	435	27600	1,09,02,000	1,15,56,120	24000	11,29,700
101	1307	13	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	17,61,760
102	1308	13	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	17,64,620
103	1309	13	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	17,76,060
104	1401	14	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
105	1402	14	2 BHK	661	727	27600	1,82,43,600	1,93,38,216	40500	18,90,460
106	1403	14	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740
107	1404	14	3 BHK	879	967	27600	2,42,60,400	2,57,16,024	53500	25,13,940
108	1405	14	3 BHK	801	881	27600	2,21,07,600	2,34,34,056	49000	22,90,860
109	1406	14	1 BHK	395	435	27600	1,09,02,000	1,15,56,120	24000	11,29,700
110	1407	14	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	17,61,760
111	1408	14	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	17,64,620
112	1409	14	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	17,76,060
113	1503	15	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	18,84,740



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
114	1504	15	3 BHK	879	967	27600	2,42,60,400	2,57,16,024	53500	25,13,940
115	1505	15	3 BHK	801	881	27600	2,21,07,600	2,34,34,056	49000	22,90,860
116	1506	15	1 BHK	395	435	27600	1,09,02,000	1,15,56,120	24000	11,29,700
117	1507	15	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	17,61,760
118	1508	15	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	17,64,620
119	1509	15	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	17,76,060
120	1601	16	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
121	1602	16	2 BHK	661	727	27900	1,84,41,900	1,95,48,414	40500	18,90,460
122	1603	16	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
123	1604	16	3 BHK	879	967	27900	2,45,24,100	2,59,95,546	54000	25,13,940
124	1605	16	3 BHK	801	881	27900	2,23,47,900	2,36,88,774	49500	22,90,860
125	1606	16	1 BHK	395	435	27900	1,10,20,500	1,16,81,730	24500	11,29,700
126	1607	16	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	17,61,760
127	1608	16	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	17,64,620
128	1609	16	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	17,76,060
129	1701	17	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
130	1702	17	2 BHK	661	727	27900	1,84,41,900	1,95,48,414	40500	18,90,460
131	1703	17	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
132	1704	17	3 BHK	879	967	27900	2,45,24,100	2,59,95,546	54000	25,13,940
133	1705	17	3 BHK	801	881	27900	2,23,47,900	2,36,88,774	49500	22,90,860
134	1706	17	1 BHK	395	435	27900	1,10,20,500	1,16,81,730	24500	11,29,700
135	1707	17	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	17,61,760
136	1708	17	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	17,64,620
137	1709	17	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	17,76,060
138	1801	18	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
139	1802	18	2 BHK	661	727	27900	1,84,41,900	1,95,48,414	40500	18,90,460
140	1803	18	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
141	1804	18	3 BHK	879	967	27900	2,45,24,100	2,59,95,546	54000	25,13,940
142	1805	18	3 BHK	801	881	27900	2,23,47,900	2,36,88,774	49500	22,90,860
143	1806	18	1 BHK	395	435	27900	1,10,20,500	1,16,81,730	24500	11,29,700
144	1807	18	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	17,61,760
145	1808	18	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	17,64,620
146	1809	18	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	17,76,060
147	1901	19	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
148	1902	19	2 BHK	661	727	27900	1,84,41,900	1,95,48,414	40500	18,90,460
149	1903	19	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
150	1904	19	3 BHK	879	967	27900	2,45,24,100	2,59,95,546	54000	25,13,940
151	1905	19	3 BHK	801	881	27900	2,23,47,900	2,36,88,774	49500	22,90,860



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
152	1906	19	1 BHK	395	435	27900	1,10,20,500	1,16,81,730	24500	11,29,700
153	1907	19	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	17,61,760
154	1908	19	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	17,64,620
155	1909	19	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	17,76,060
156	2001	20	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
157	2002	20	2 BHK	661	727	27900	1,84,41,900	1,95,48,414	40500	18,90,460
158	2003	20	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	18,84,740
159	2004	20	3 BHK	879	967	27900	2,45,24,100	2,59,95,546	54000	25,13,940
160	2005	20	3 BHK	801	881	27900	2,23,47,900	2,36,88,774	49500	22,90,860
161	2006	20	1 BHK	395	435	27900	1,10,20,500	1,16,81,730	24500	11,29,700
162	2007	20	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	17,61,760
163	2008	20	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	17,64,620
164	2009	20	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	17,76,060
165	2101	21	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
166	2102	21	2 BHK	661	727	28200	1,86,40,200	1,97,58,612	41000	18,90,460
167	2103	21	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
168	2104	21	3 BHK	879	967	28200	2,47,87,800	2,62,75,068	54500	25,13,940
169	2105	21	3 BHK	801	881	28200	2,25,88,200	2,39,43,492	50000	22,90,860
170	2106	21	1 BHK	395	435	28200	1,11,39,000	1,18,07,340	24500	11,29,700
171	2107	21	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	17,61,760
172	2108	21	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	17,64,620
173	2109	21	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	17,76,060
174	2203	22	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
175	2204	22	3 BHK	879	967	28200	2,47,87,800	2,62,75,068	54500	25,13,940
176	2205	22	3 BHK	801	881	28200	2,25,88,200	2,39,43,492	50000	22,90,860
177	2206	22	1 BHK	395	435	28200	1,11,39,000	1,18,07,340	24500	11,29,700
178	2207	22	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	17,61,760
179	2208	22	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	17,64,620
180	2209	22	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	17,76,060
181	2301	23	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
182	2302	23	2 BHK	661	727	28200	1,86,40,200	1,97,58,612	41000	18,90,460
183	2303	23	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
184	2304	23	3 BHK	879	967	28200	2,47,87,800	2,62,75,068	54500	25,13,940
185	2305	23	3 BHK	801	881	28200	2,25,88,200	2,39,43,492	50000	22,90,860
186	2306	23	1 BHK	395	435	28200	1,11,39,000	1,18,07,340	24500	11,29,700
187	2307	23	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	17,61,760
188	2308	23	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	17,64,620
189	2309	23	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	17,76,060



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190	2401	24	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
191	2402	24	2 BHK	661	727	28200	1,86,40,200	1,97,58,612	41000	18,90,460
192	2403	24	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
193	2404	24	3 BHK	879	967	28200	2,47,87,800	2,62,75,068	54500	25,13,940
194	2405	24	3 BHK	801	881	28200	2,25,88,200	2,39,43,492	50000	22,90,860
195	2406	24	1 BHK	395	435	28200	1,11,39,000	1,18,07,340	24500	11,29,700
196	2407	24	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	17,61,760
197	2408	24	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	17,64,620
198	2409	24	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	17,76,060
199	2501	25	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
200	2502	25	2 BHK	661	727	28200	1,86,40,200	1,97,58,612	41000	18,90,460
201	2503	25	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	18,84,740
202	2504	25	3 BHK	879	967	28200	2,47,87,800	2,62,75,068	54500	25,13,940
203	2505	25	3 BHK	801	881	28200	2,25,88,200	2,39,43,492	50000	22,90,860
204	2506	25	1 BHK	395	435	28200	1,11,39,000	1,18,07,340	24500	11,29,700
205	2507	25	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	17,61,760
206	2508	25	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	17,64,620
207	2509	25	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	17,76,060
208	2601	26	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
209	2602	26	2 BHK	661	727	28500	1,88,38,500	1,99,68,810	41500	18,90,460
210	2603	26	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
211	2604	26	3 BHK	879	967	28500	2,50,51,500	2,65,54,590	55500	25,13,940
212	2605	26	3 BHK	801	881	28500	2,28,28,500	2,41,98,210	50500	22,90,860
213	2606	26	1 BHK	395	435	28500	1,12,57,500	1,19,32,950	25000	11,29,700
214	2607	26	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	17,61,760
215	2608	26	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	17,64,620
216	2609	26	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	17,76,060
217	2701	27	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
218	2702	27	2 BHK	661	727	28500	1,88,38,500	1,99,68,810	41500	18,90,460
219	2703	27	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
220	2704	27	3 BHK	879	967	28500	2,50,51,500	2,65,54,590	55500	25,13,940
221	2705	27	3 BHK	801	881	28500	2,28,28,500	2,41,98,210	50500	22,90,860
222	2706	27	1 BHK	395	435	28500	1,12,57,500	1,19,32,950	25000	11,29,700
223	2707	27	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	17,61,760
224	2708	27	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	17,64,620
225	2709	27	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	17,76,060
226	2801	28	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
227	2802	28	2 BHK	661	727	28500	1,88,38,500	1,99,68,810	41500	18,90,460



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228	2803	28	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
229	2804	28	3 BHK	879	967	28500	2,50,51,500	2,65,54,590	55500	25,13,940
230	2805	28	3 BHK	801	881	28500	2,28,28,500	2,41,98,210	50500	22,90,860
231	2806	28	1 BHK	395	435	28500	1,12,57,500	1,19,32,950	25000	11,29,700
232	2807	28	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	17,61,760
233	2808	28	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	17,64,620
234	2809	28	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	17,76,060
235	2903	29	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
236	2904	29	3 BHK	879	967	28500	2,50,51,500	2,65,54,590	55500	25,13,940
237	2905	29	3 BHK	801	881	28500	2,28,28,500	2,41,98,210	50500	22,90,860
238	2906	29	1 BHK	395	435	28500	1,12,57,500	1,19,32,950	25000	11,29,700
239	2907	29	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	17,61,760
240	2908	29	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	17,64,620
241	2909	29	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	17,76,060
242	3001	30	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
243	3002	30	2 BHK	661	727	28500	1,88,38,500	1,99,68,810	41500	18,90,460
244	3003	30	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	18,84,740
245	3004	30	3 BHK	879	967	28500	2,50,51,500	2,65,54,590	55500	25,13,940
246	3005	30	3 BHK	801	881	28500	2,28,28,500	2,41,98,210	50500	22,90,860
247	3006	30	1 BHK	395	435	28500	1,12,57,500	1,19,32,950	25000	11,29,700
248	3007	30	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	17,61,760
249	3008	30	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	17,64,620
250	3009	30	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	17,76,060
251	3101	31	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
252	3102	31	2 BHK	661	727	28800	1,90,36,800	2,01,79,008	42000	18,90,460
253	3103	31	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
254	3104	31	3 BHK	879	967	28800	2,53,15,200	2,68,34,112	56000	25,13,940
255	3105	31	3 BHK	801	881	28800	2,30,68,800	2,44,52,928	51000	22,90,860
256	3106	31	1 BHK	395	435	28800	1,13,76,000	1,20,58,560	25000	11,29,700
257	3107	31	2 BHK	616	678	28800	1,77,40,800	1,88,05,248	39000	17,61,760
258	3108	31	2 BHK	617	679	28800	1,77,69,600	1,88,35,776	39000	17,64,620
259	3109	31	2 BHK	621	683	28800	1,78,84,800	1,89,57,888	39500	17,76,060
260	3201	32	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
261	3202	32	2 BHK	661	727	28800	1,90,36,800	2,01,79,008	42000	18,90,460
262	3203	32	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
263	3204	32	3 BHK	879	967	28800	2,53,15,200	2,68,34,112	56000	25,13,940
264	3205	32	3 BHK	801	881	28800	2,30,68,800	2,44,52,928	51000	22,90,860
265	3206	32	1 BHK	395	435	28800	1,13,76,000	1,20,58,560	25000	11,29,700



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266	3207	32	2 BHK	616	678	28800	1,77,40,800	1,88,05,248	39000	17,61,760
267	3208	32	2 BHK	617	679	28800	1,77,69,600	1,88,35,776	39000	17,64,620
268	3209	32	2 BHK	621	683	28800	1,78,84,800	1,89,57,888	39500	17,76,060
269	3301	33	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
270	3302	33	2 BHK	661	727	28800	1,90,36,800	2,01,79,008	42000	18,90,460
271	3303	33	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
272	3304	33	3 BHK	879	967	28800	2,53,15,200	2,68,34,112	56000	25,13,940
273	3305	33	3 BHK	801	881	28800	2,30,68,800	2,44,52,928	51000	22,90,860
274	3306	33	1 BHK	395	435	28800	1,13,76,000	1,20,58,560	25000	11,29,700
275	3307	33	2 BHK	616	678	28800	1,77,40,800	1,88,05,248	39000	17,61,760
276	3308	33	2 BHK	617	679	28800	1,77,69,600	1,88,35,776	39000	17,64,620
277	3309	33	2 BHK	621	683	28800	1,78,84,800	1,89,57,888	39500	17,76,060
278	3401	34	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
279	3402	34	2 BHK	661	727	28800	1,90,36,800	2,01,79,008	42000	18,90,460
280	3403	34	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
281	3404	34	3 BHK	879	967	28800	2,53,15,200	2,68,34,112	56000	25,13,940
282	3405	34	3 BHK	801	881	28800	2,30,68,800	2,44,52,928	51000	22,90,860
283	3406	34	1 BHK	395	435	28800	1,13,76,000	1,20,58,560	25000	11,29,700
284	3407	34	2 BHK	616	678	28800	1,77,40,800	1,88,05,248	39000	17,61,760
285	3408	34	2 BHK	617	679	28800	1,77,69,600	1,88,35,776	39000	17,64,620
286	3409	34	2 BHK	621	683	28800	1,78,84,800	1,89,57,888	39500	17,76,060
287	3501	35	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
288	3502	35	2 BHK	661	727	28800	1,90,36,800	2,01,79,008	42000	18,90,460
289	3503	35	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	18,84,740
290	3504	35	3 BHK	879	967	28800	2,53,15,200	2,68,34,112	56000	25,13,940
291	3505	35	3 BHK	801	881	28800	2,30,68,800	2,44,52,928	51000	22,90,860
292	3506	35	1 BHK	395	435	28800	1,13,76,000	1,20,58,560	25000	11,29,700
293	3507	35	2 BHK	616	678	28800	1,77,40,800	1,88,05,248	39000	17,61,760
294	3508	35	2 BHK	617	679	28800	1,77,69,600	1,88,35,776	39000	17,64,620
295	3509	35	2 BHK	621	683	28800	1,78,84,800	1,89,57,888	39500	17,76,060
296	3602	36	2 BHK	661	727	29100	1,92,35,100	2,03,89,206	42500	18,90,460
297	3603	36	2 BHK	659	725	29100	1,91,76,900	2,03,27,514	42500	18,84,740
298	3604	36	3 BHK	879	967	29100	2,55,78,900	2,71,13,634	56500	25,13,940
299	3605	36	3 BHK	801	881	29100	2,33,09,100	2,47,07,646	51500	22,90,860
300	3606	36	1 BHK	395	435	29100	1,14,94,500	1,21,84,170	25500	11,29,700
301	3607	36	2 BHK	616	678	29100	1,79,25,600	1,90,01,136	39500	17,61,760
302	3608	36	2 BHK	617	679	29100	1,79,54,700	1,90,31,982	39500	17,64,620
303	3609	36	2 BHK	621	683	29100	1,80,71,100	1,91,55,366	40000	17,76,060



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
304	3701	37	2 BHK	659	725	29100	1,91,76,900	2,03,27,514	42500	18,84,740
305	3702	37	2 BHK	661	727	29100	1,92,35,100	2,03,89,206	42500	18,90,460
306	3703	37	2 BHK	659	725	29100	1,91,76,900	2,03,27,514	42500	18,84,740
307	3704	37	3 BHK	879	967	29100	2,55,78,900	2,71,13,634	56500	25,13,940
308	3705	37	3 BHK	801	881	29100	2,33,09,100	2,47,07,646	51500	22,90,860
309	3706	37	1 BHK	395	435	29100	1,14,94,500	1,21,84,170	25500	11,29,700
310	3707	37	2 BHK	616	678	29100	1,79,25,600	1,90,01,136	39500	17,61,760
311	3708	37	2 BHK	617	679	29100	1,79,54,700	1,90,31,982	39500	17,64,620
312	3709	37	2 BHK	621	683	29100	1,80,71,100	1,91,55,366	40000	17,76,060
313	3801	38	2 BHK	659	725	29100	1,91,76,900	2,03,27,514	42500	18,84,740
314	3802	38	2 BHK	661	727	29100	1,92,35,100	2,03,89,206	42500	18,90,460
315	3803	38	2 BHK	659	725	29100	1,91,76,900	2,03,27,514	42500	18,84,740
316	3804	38	3 BHK	879	967	29100	2,55,78,900	2,71,13,634	56500	25,13,940
317	3805	38	3 BHK	801	881	29100	2,33,09,100	2,47,07,646	51500	22,90,860
318	3806	38	1 BHK	395	435	29100	1,14,94,500	1,21,84,170	25500	11,29,700
319	3807	38	2 BHK	616	678	29100	1,79,25,600	1,90,01,136	39500	17,61,760
320	3808	38	2 BHK	617	679	29100	1,79,54,700	1,90,31,982	39500	17,64,620
321	3809	38	2 BHK	621	683	29100	1,80,71,100	1,91,55,366	40000	17,76,060
322	3901	39	2 BHK	659	725	29100	1,91,76,900	2,03,27,514	42500	18,84,740
323	3902	39	2 BHK	661	727	29100	1,92,35,100	2,03,89,206	42500	18,90,460
324	3903	39	2 BHK	659	725	29100	1,91,76,900	2,03,27,514	42500	18,84,740
325	3904	39	3 BHK	879	967	29100	2,55,78,900	2,71,13,634	56500	25,13,940
326	3905	39	3 BHK	801	881	29100	2,33,09,100	2,47,07,646	51500	22,90,860
327	3906	39	1 BHK	395	435	29100	1,14,94,500	1,21,84,170	25500	11,29,700
328	3907	39	2 BHK	616	678	29100	1,79,25,600	1,90,01,136	39500	17,61,760
329	3908	39	2 BHK	617	679	29100	1,79,54,700	1,90,31,982	39500	17,64,620
330	3909	39	2 BHK	621	683	29100	1,80,71,100	1,91,55,366	40000	17,76,060
<b>Total</b>				<b>216442</b>	<b>235962</b>		<b>6,07,35,27,300</b>	<b>6,43,79,38,938</b>		<b>61,90,24,120</b>



## 2) Phase – 4, Wing – 2A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	20,32,800
2	202	2	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	20,36,100
3	203	2	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	20,49,300
4	204	2	2 BHK	619	681	27000	1,67,13,000	1,77,15,780	37000	20,42,700
5	205	2	3 BHK	861	947	27000	2,32,47,000	2,46,41,820	51500	28,41,300
6	301	3	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	20,32,800
7	302	3	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	20,36,100
8	303	3	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	20,49,300
9	304	3	2 BHK	619	681	27000	1,67,13,000	1,77,15,780	37000	20,42,700
10	305	3	3 BHK	861	947	27000	2,32,47,000	2,46,41,820	51500	28,41,300
11	306	3	3 BHK	857	943	27000	2,31,39,000	2,45,27,340	51000	28,28,100
12	307	3	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
13	308	3	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
14	309	3	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
15	310	3	2 BHK	654	719	27000	1,76,58,000	1,87,17,480	39000	21,58,200
16	401	4	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	20,32,800
17	402	4	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	20,36,100
18	403	4	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	20,49,300
19	404	4	2 BHK	619	681	27000	1,67,13,000	1,77,15,780	37000	20,42,700
20	405	4	3 BHK	861	947	27000	2,32,47,000	2,46,41,820	51500	28,41,300
21	406	4	3 BHK	857	943	27000	2,31,39,000	2,45,27,340	51000	28,28,100
22	407	4	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
23	408	4	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
24	409	4	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
25	410	4	2 BHK	654	719	27000	1,76,58,000	1,87,17,480	39000	21,58,200
26	501	5	2 BHK	616	678	27000	1,66,32,000	1,76,29,920	36500	20,32,800
27	502	5	2 BHK	617	679	27000	1,66,59,000	1,76,58,540	37000	20,36,100
28	503	5	2 BHK	621	683	27000	1,67,67,000	1,77,73,020	37000	20,49,300
29	504	5	2 BHK	619	681	27000	1,67,13,000	1,77,15,780	37000	20,42,700
30	505	5	3 BHK	861	947	27000	2,32,47,000	2,46,41,820	51500	28,41,300
31	506	5	3 BHK	857	943	27000	2,31,39,000	2,45,27,340	51000	28,28,100
32	507	5	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
33	508	5	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
34	509	5	2 BHK	659	725	27000	1,77,93,000	1,88,60,580	39500	21,74,700
35	510	5	2 BHK	654	719	27000	1,76,58,000	1,87,17,480	39000	21,58,200
36	601	6	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	20,32,800



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
37	602	6	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	20,36,100
38	603	6	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	20,49,300
39	604	6	2 BHK	619	681	27300	1,68,98,700	1,79,12,622	37500	20,42,700
40	605	6	3 BHK	861	947	27300	2,35,05,300	2,49,15,618	52000	28,41,300
41	606	6	3 BHK	857	943	27300	2,33,96,100	2,47,99,866	51500	28,28,100
42	607	6	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
43	608	6	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
44	609	6	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
45	610	6	2 BHK	654	719	27300	1,78,54,200	1,89,25,452	39500	21,58,200
46	701	7	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	20,32,800
47	702	7	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	20,36,100
48	703	7	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	20,49,300
49	704	7	2 BHK	619	681	27300	1,68,98,700	1,79,12,622	37500	20,42,700
50	705	7	3 BHK	861	947	27300	2,35,05,300	2,49,15,618	52000	28,41,300
51	706	7	3 BHK	857	943	27300	2,33,96,100	2,47,99,866	51500	28,28,100
52	707	7	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
53	708	7	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
54	709	7	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
55	710	7	2 BHK	654	719	27300	1,78,54,200	1,89,25,452	39500	21,58,200
56	801	8	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	20,32,800
57	802	8	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	20,36,100
58	803	8	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	20,49,300
59	804	8	2 BHK	619	681	27300	1,68,98,700	1,79,12,622	37500	20,42,700
60	805	8	3 BHK	861	947	27300	2,35,05,300	2,49,15,618	52000	28,41,300
61	806	8	3 BHK	857	943	27300	2,33,96,100	2,47,99,866	51500	28,28,100
62	807	8	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
63	901	9	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	20,32,800
64	902	9	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	20,36,100
65	903	9	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	20,49,300
66	904	9	2 BHK	619	681	27300	1,68,98,700	1,79,12,622	37500	20,42,700
67	905	9	3 BHK	861	947	27300	2,35,05,300	2,49,15,618	52000	28,41,300
68	906	9	3 BHK	857	943	27300	2,33,96,100	2,47,99,866	51500	28,28,100
69	907	9	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
70	908	9	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
71	909	9	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
72	910	9	2 BHK	654	719	27300	1,78,54,200	1,89,25,452	39500	21,58,200
73	1001	10	2 BHK	616	678	27300	1,68,16,800	1,78,25,808	37000	20,32,800
74	1002	10	2 BHK	617	679	27300	1,68,44,100	1,78,54,746	37000	20,36,100



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. FL	Built up Area in Sq. FL	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion in ₹	Cost of Construction in ₹
75	1003	10	2 BHK	621	683	27300	1,69,53,300	1,79,70,498	37500	20,49,300
76	1004	10	2 BHK	619	681	27300	1,68,98,700	1,79,12,622	37500	20,42,700
77	1005	10	3 BHK	861	947	27300	2,35,05,300	2,49,15,618	52000	28,41,300
78	1006	10	3 BHK	857	943	27300	2,33,96,100	2,47,99,866	51500	28,28,100
79	1007	10	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
80	1008	10	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
81	1009	10	2 BHK	659	725	27300	1,79,90,700	1,90,70,142	39500	21,74,700
82	1010	10	2 BHK	654	719	27300	1,78,54,200	1,89,25,452	39500	21,58,200
83	1101	11	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	20,32,800
84	1102	11	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	20,36,100
85	1103	11	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	20,49,300
86	1104	11	2 BHK	619	681	27600	1,70,84,400	1,81,09,464	37500	20,42,700
87	1105	11	3 BHK	861	947	27600	2,37,63,600	2,51,89,416	52500	28,41,300
88	1106	11	3 BHK	857	943	27600	2,36,53,200	2,50,72,392	52000	28,28,100
89	1107	11	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
90	1108	11	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
91	1109	11	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
92	1110	11	2 BHK	654	719	27600	1,80,50,400	1,91,33,424	40000	21,58,200
93	1201	12	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	20,32,800
94	1202	12	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	20,36,100
95	1203	12	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	20,49,300
96	1204	12	2 BHK	619	681	27600	1,70,84,400	1,81,09,464	37500	20,42,700
97	1205	12	3 BHK	861	947	27600	2,37,63,600	2,51,89,416	52500	28,41,300
98	1206	12	3 BHK	857	943	27600	2,36,53,200	2,50,72,392	52000	28,28,100
99	1207	12	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
100	1208	12	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
101	1209	12	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
102	1210	12	2 BHK	654	719	27600	1,80,50,400	1,91,33,424	40000	21,58,200
103	1301	13	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	20,32,800
104	1302	13	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	20,36,100
105	1303	13	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	20,49,300
106	1304	13	2 BHK	619	681	27600	1,70,84,400	1,81,09,464	37500	20,42,700
107	1305	13	3 BHK	861	947	27600	2,37,63,600	2,51,89,416	52500	28,41,300
108	1306	13	3 BHK	857	943	27600	2,36,53,200	2,50,72,392	52000	28,28,100
109	1307	13	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
110	1308	13	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
111	1309	13	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
112	1310	13	2 BHK	654	719	27600	1,80,50,400	1,91,33,424	40000	21,58,200



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
113	1401	14	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	20,32,800
114	1402	14	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	20,36,100
115	1403	14	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	20,49,300
116	1404	14	2 BHK	619	681	27600	1,70,84,400	1,81,09,464	37500	20,42,700
117	1405	14	3 BHK	861	947	27600	2,37,63,600	2,51,89,416	52500	28,41,300
118	1406	14	3 BHK	857	943	27600	2,36,53,200	2,50,72,392	52000	28,28,100
119	1407	14	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
120	1408	14	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
121	1409	14	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
122	1410	14	2 BHK	654	719	27600	1,80,50,400	1,91,33,424	40000	21,58,200
123	1501	15	2 BHK	616	678	27600	1,70,01,600	1,80,21,696	37500	20,32,800
124	1502	15	2 BHK	617	679	27600	1,70,29,200	1,80,50,952	37500	20,36,100
125	1503	15	2 BHK	621	683	27600	1,71,39,600	1,81,67,976	38000	20,49,300
126	1504	15	2 BHK	619	681	27600	1,70,84,400	1,81,09,464	37500	20,42,700
127	1505	15	3 BHK	861	947	27600	2,37,63,600	2,51,89,416	52500	28,41,300
128	1506	15	3 BHK	857	943	27600	2,36,53,200	2,50,72,392	52000	28,28,100
129	1507	15	2 BHK	659	725	27600	1,81,88,400	1,92,79,704	40000	21,74,700
130	1601	16	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	20,32,800
131	1602	16	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	20,36,100
132	1603	16	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	20,49,300
133	1604	16	2 BHK	619	681	27900	1,72,70,100	1,83,06,306	38000	20,42,700
134	1605	16	3 BHK	861	947	27900	2,40,21,900	2,54,63,214	53000	28,41,300
135	1606	16	3 BHK	857	943	27900	2,39,10,300	2,53,44,918	53000	28,28,100
136	1607	16	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
137	1608	16	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
138	1609	16	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
139	1610	16	2 BHK	654	719	27900	1,82,46,600	1,93,41,396	40500	21,58,200
140	1701	17	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	20,32,800
141	1702	17	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	20,36,100
142	1703	17	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	20,49,300
143	1704	17	2 BHK	619	681	27900	1,72,70,100	1,83,06,306	38000	20,42,700
144	1705	17	3 BHK	861	947	27900	2,40,21,900	2,54,63,214	53000	28,41,300
145	1706	17	3 BHK	857	943	27900	2,39,10,300	2,53,44,918	53000	28,28,100
146	1707	17	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
147	1708	17	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
148	1709	17	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
149	1710	17	2 BHK	654	719	27900	1,82,46,600	1,93,41,396	40500	21,58,200
150	1801	18	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	20,32,800



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151	1802	18	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	20,36,100
152	1803	18	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	20,49,300
153	1804	18	2 BHK	619	681	27900	1,72,70,100	1,83,06,306	38000	20,42,700
154	1805	18	3 BHK	861	947	27900	2,40,21,900	2,54,63,214	53000	28,41,300
155	1806	18	3 BHK	857	943	27900	2,39,10,300	2,53,44,918	53000	28,28,100
156	1807	18	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
157	1808	18	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
158	1809	18	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
159	1810	18	2 BHK	654	719	27900	1,82,46,600	1,93,41,396	40500	21,58,200
160	1901	19	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	20,32,800
161	1902	19	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	20,36,100
162	1903	19	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	20,49,300
163	1904	19	2 BHK	619	681	27900	1,72,70,100	1,83,06,306	38000	20,42,700
164	1905	19	3 BHK	861	947	27900	2,40,21,900	2,54,63,214	53000	28,41,300
165	1906	19	3 BHK	857	943	27900	2,39,10,300	2,53,44,918	53000	28,28,100
166	1907	19	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
167	1908	19	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
168	1909	19	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
169	1910	19	2 BHK	654	719	27900	1,82,46,600	1,93,41,396	40500	21,58,200
170	2001	20	2 BHK	616	678	27900	1,71,86,400	1,82,17,584	38000	20,32,800
171	2002	20	2 BHK	617	679	27900	1,72,14,300	1,82,47,158	38000	20,36,100
172	2003	20	2 BHK	621	683	27900	1,73,25,900	1,83,65,454	38500	20,49,300
173	2004	20	2 BHK	619	681	27900	1,72,70,100	1,83,06,306	38000	20,42,700
174	2005	20	3 BHK	861	947	27900	2,40,21,900	2,54,63,214	53000	28,41,300
175	2006	20	3 BHK	857	943	27900	2,39,10,300	2,53,44,918	53000	28,28,100
176	2007	20	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
177	2008	20	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
178	2009	20	2 BHK	659	725	27900	1,83,86,100	1,94,89,266	40500	21,74,700
179	2010	20	2 BHK	654	719	27900	1,82,46,600	1,93,41,396	40500	21,58,200
180	2101	21	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	20,32,800
181	2102	21	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	20,36,100
182	2103	21	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	20,49,300
183	2104	21	2 BHK	619	681	28200	1,74,55,800	1,85,03,148	38500	20,42,700
184	2105	21	3 BHK	861	947	28200	2,42,80,200	2,57,37,012	53500	28,41,300
185	2106	21	3 BHK	857	943	28200	2,41,67,400	2,56,17,444	53500	28,28,100
186	2107	21	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
187	2108	21	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
188	2109	21	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700



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189	2110	21	2 BHK	654	719	28200	1,84,42,800	1,95,49,368	40500	21,58,200
190	2201	22	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	20,32,800
191	2202	22	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	20,36,100
192	2203	22	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	20,49,300
193	2204	22	2 BHK	619	681	28200	1,74,55,800	1,85,03,148	38500	20,42,700
194	2205	22	3 BHK	861	947	28200	2,42,80,200	2,57,37,012	53500	28,41,300
195	2206	22	3 BHK	857	943	28200	2,41,67,400	2,56,17,444	53500	28,28,100
196	2207	22	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
197	2301	23	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	20,32,800
198	2302	23	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	20,36,100
199	2303	23	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	20,49,300
200	2304	23	2 BHK	619	681	28200	1,74,55,800	1,85,03,148	38500	20,42,700
201	2305	23	3 BHK	861	947	28200	2,42,80,200	2,57,37,012	53500	28,41,300
202	2306	23	3 BHK	857	943	28200	2,41,67,400	2,56,17,444	53500	28,28,100
203	2307	23	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
204	2308	23	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
205	2309	23	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
206	2310	23	2 BHK	654	719	28200	1,84,42,800	1,95,49,368	40500	21,58,200
207	2401	24	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	20,32,800
208	2402	24	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	20,36,100
209	2403	24	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	20,49,300
210	2404	24	2 BHK	619	681	28200	1,74,55,800	1,85,03,148	38500	20,42,700
211	2405	24	3 BHK	861	947	28200	2,42,80,200	2,57,37,012	53500	28,41,300
212	2406	24	3 BHK	857	943	28200	2,41,67,400	2,56,17,444	53500	28,28,100
213	2407	24	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
214	2408	24	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
215	2409	24	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
216	2410	24	2 BHK	654	719	28200	1,84,42,800	1,95,49,368	40500	21,58,200
217	2501	25	2 BHK	616	678	28200	1,73,71,200	1,84,13,472	38500	20,32,800
218	2502	25	2 BHK	617	679	28200	1,73,99,400	1,84,43,364	38500	20,36,100
219	2503	25	2 BHK	621	683	28200	1,75,12,200	1,85,62,932	38500	20,49,300
220	2504	25	2 BHK	619	681	28200	1,74,55,800	1,85,03,148	38500	20,42,700
221	2505	25	3 BHK	861	947	28200	2,42,80,200	2,57,37,012	53500	28,41,300
222	2506	25	3 BHK	857	943	28200	2,41,67,400	2,56,17,444	53500	28,28,100
223	2507	25	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
224	2508	25	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
225	2509	25	2 BHK	659	725	28200	1,85,83,800	1,96,98,828	41000	21,74,700
226	2510	25	2 BHK	654	719	28200	1,84,42,800	1,95,49,368	40500	21,58,200



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227	2601	26	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	20,32,800
228	2602	26	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	20,36,100
229	2603	26	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	20,49,300
230	2604	26	2 BHK	619	681	28500	1,76,41,500	1,86,99,990	39000	20,42,700
231	2605	26	3 BHK	861	947	28500	2,45,38,500	2,60,10,810	54000	28,41,300
232	2606	26	3 BHK	857	943	28500	2,44,24,500	2,58,89,970	54000	28,28,100
233	2607	26	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
234	2608	26	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
235	2609	26	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
236	2610	26	2 BHK	654	719	28500	1,86,39,000	1,97,57,340	41000	21,58,200
237	2701	27	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	20,32,800
238	2702	27	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	20,36,100
239	2703	27	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	20,49,300
240	2704	27	2 BHK	619	681	28500	1,76,41,500	1,86,99,990	39000	20,42,700
241	2705	27	3 BHK	861	947	28500	2,45,38,500	2,60,10,810	54000	28,41,300
242	2706	27	3 BHK	857	943	28500	2,44,24,500	2,58,89,970	54000	28,28,100
243	2707	27	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
244	2708	27	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
245	2709	27	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
246	2710	27	2 BHK	654	719	28500	1,86,39,000	1,97,57,340	41000	21,58,200
247	2801	28	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	20,32,800
248	2802	28	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	20,36,100
249	2803	28	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	20,49,300
250	2804	28	2 BHK	619	681	28500	1,76,41,500	1,86,99,990	39000	20,42,700
251	2805	28	3 BHK	861	947	28500	2,45,38,500	2,60,10,810	54000	28,41,300
252	2806	28	3 BHK	857	943	28500	2,44,24,500	2,58,89,970	54000	28,28,100
253	2807	28	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
254	2808	28	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
255	2809	28	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
256	2810	28	2 BHK	654	719	28500	1,86,39,000	1,97,57,340	41000	21,58,200
257	2901	29	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	20,32,800
258	2902	29	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	20,36,100
259	2903	29	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	20,49,300
260	2904	29	2 BHK	619	681	28500	1,76,41,500	1,86,99,990	39000	20,42,700
261	2905	29	3 BHK	861	947	28500	2,45,38,500	2,60,10,810	54000	28,41,300
262	2906	29	3 BHK	857	943	28500	2,44,24,500	2,58,89,970	54000	28,28,100
263	2907	29	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
264	3001	30	2 BHK	616	678	28500	1,75,56,000	1,86,09,360	39000	20,32,800



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265	3002	30	2 BHK	617	679	28500	1,75,84,500	1,86,39,570	39000	20,36,100
266	3003	30	2 BHK	621	683	28500	1,76,98,500	1,87,60,410	39000	20,49,300
267	3004	30	2 BHK	619	681	28500	1,76,41,500	1,86,99,990	39000	20,42,700
268	3005	30	3 BHK	861	947	28500	2,45,38,500	2,60,10,810	54000	28,41,300
269	3006	30	3 BHK	857	943	28500	2,44,24,500	2,58,89,970	54000	28,28,100
270	3007	30	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
271	3008	30	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
272	3009	30	2 BHK	659	725	28500	1,87,81,500	1,99,08,390	41500	21,74,700
273	3010	30	2 BHK	654	719	28500	1,86,39,000	1,97,57,340	41000	21,58,200
274	3101	31	2 BHK	616	678	28800	1,77,40,800	1,88,05,248	39000	20,32,800
275	3102	31	2 BHK	617	679	28800	1,77,69,600	1,88,35,776	39000	20,36,100
276	3103	31	2 BHK	621	683	28800	1,78,84,800	1,89,57,888	39500	20,49,300
277	3104	31	2 BHK	619	681	28800	1,78,27,200	1,88,96,832	39500	20,42,700
278	3105	31	3 BHK	861	947	28800	2,47,96,800	2,62,84,608	55000	28,41,300
279	3106	31	3 BHK	857	943	28800	2,46,81,600	2,61,62,496	54500	28,28,100
280	3107	31	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	21,74,700
281	3108	31	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	21,74,700
282	3109	31	2 BHK	659	725	28800	1,89,79,200	2,01,17,952	42000	21,74,700
283	3110	31	2 BHK	654	719	28800	1,88,35,200	1,99,65,312	41500	21,58,200
<b>Total</b>				<b>192051</b>	<b>211256</b>		<b>5,37,73,43,400</b>	<b>5,69,99,84,004</b>		<b>63,78,37,200</b>

### Summary of the Project:

Phase / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
3 / 2B	1 BHK - 38 2 BHK - 216 3 BHK - 76	330	216442	235962	6,07,35,27,300.00	6,43,79,38,938.00
4 / 2A	2 BHK - 224 3 BHK - 59	283	192051	211256	5,37,73,43,400.00	5,69,99,84,004.00
<b>Total</b>		<b>613</b>	<b>408493</b>	<b>447218</b>	<b>11,45,08,70,700.00</b>	<b>12,13,79,22,942.00</b>
Refuge Floor - 8 <sup>th</sup> , 15 <sup>th</sup> , 22 <sup>nd</sup> & 29 <sup>th</sup> Floors - Flat No. 1 & 2 & 36 <sup>th</sup> Floor - Flat No. 1 (Phase -3, Wing - 2B)						
Refuge Floor - 8 <sup>th</sup> , 15 <sup>th</sup> , 22 <sup>nd</sup> & 29 <sup>th</sup> Floors - Flat No. 8 to 10 & 36 <sup>th</sup> Floor - Flat No. 9 & 10 (Phase -4, Wing - 2A)						



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Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>11,45,08,70,700.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>12,13,79,22,942.00</b>
<b>Cost of Construction (Total Built up area x Rate) 447218 Sq. Ft. x ₹ 3000.00</b>	<b>1,34,16,54,000.00</b>

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
35	447218	1,34,16,54,000.00	46,95,78,900.00

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

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

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

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



**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 11,45,08,70,700.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 12,13,79,22,942.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 26,000.00 to ₹ 29,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 27,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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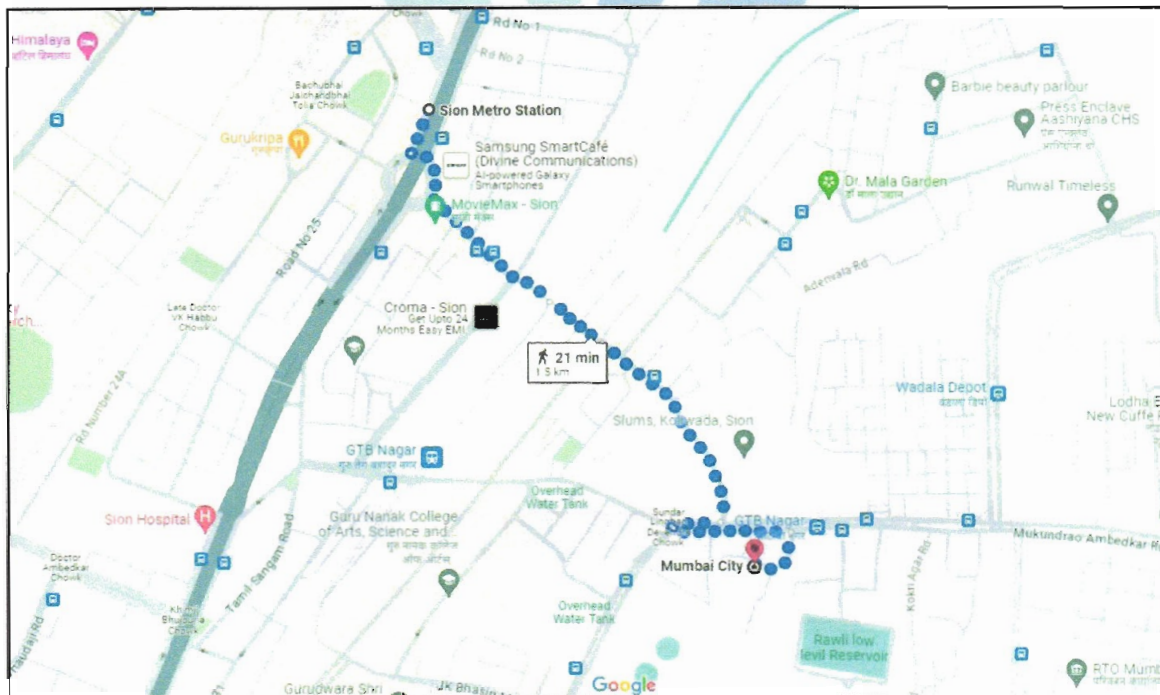
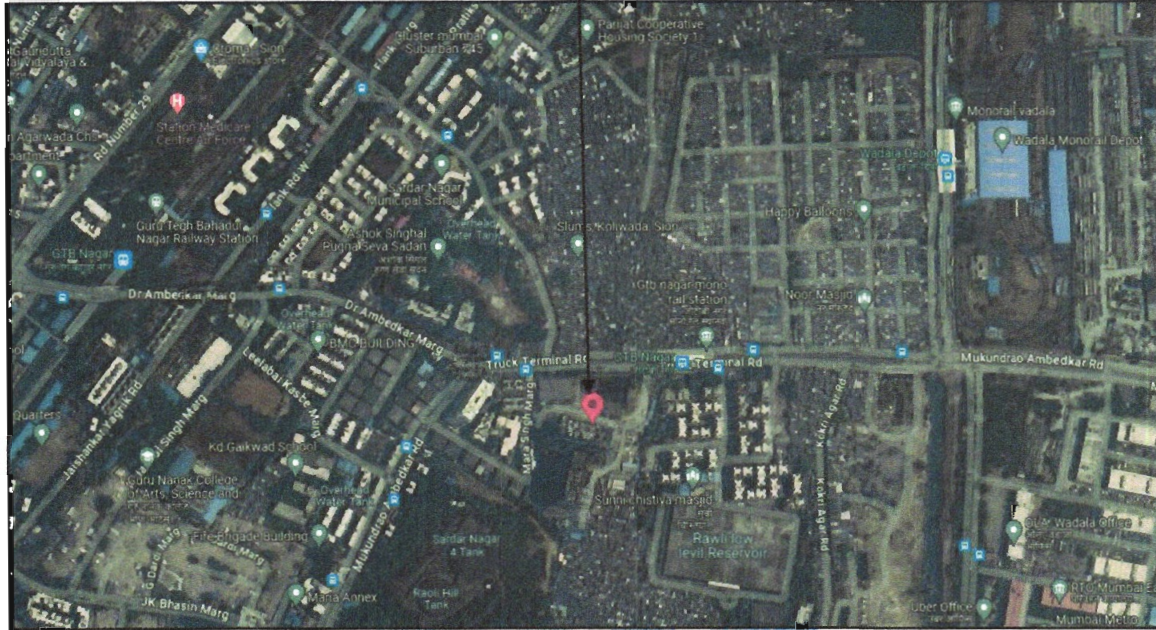
## Actual Site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°02'09.6"N 72°52'11.2"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Sion – 1.4 Km.)



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## Ready Reckoner Rate



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Government of Maharashtra

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महाराष्ट्र शासन



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

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Feedback

**Year** 2024/2025 **Language** English

**Annual Statement of Rates**


**Selected District** मुंबई(मेन) ▼

**Select Village** मॉल्ट पॅन डिव्हीजन ▼

**Search By**  Survey No  Location


**Enter Survey No** 16 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
15/105 -भूभाग : हुवामधून 15/105 A वगळून मॉल्ट पॅन विभागातील सर्व भूभाग.	47210	103570	119110	157100	98060	चौरस मीटर	सि.टी.एम. नंबर



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Home
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Close
Feedback

**Year** 2024/2025 **Language** English

**Annual Statement of Rates**

**Selected District** मुंबई(मेन) ▼

**Select Village** सायन डिव्हीजन ▼

**Search By**  Survey No  Location

**Enter Survey No** 12 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
19/124 -भूभाग : सायन डिव्हीजन मधील हार्बर रेल्वे लाईनच्या पूर्वेकडील सर्व भाग.	58200	141250	162440	183100	141250	चौरस मीटर	सि.टी.एम. नंबर



## Price Indicators

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Sion / Apartment for Sale in Sion / 2 BHK Flat

**2 BHK Flat** ₹2.12 Cr EMI starts at ₹1.05 Lacs

By **SIDDHA GROUP**

Siddha Sky Phase 3, Sion East, Sion, Mumbai

715 sq.ft Built Up Area | ₹29.65 K/sq.ft Avg. Price | 2 BHK Configuration | 25th Feb. 2024 Possession status | Lower of 39 floors | Semi Furnished Furnishing

**magicbricks** Buy Rent Sell Home Loans

₹2.04 Cr EMI - ₹92k | Can I afford it?

2 BHK 840 Sq-ft Flat For Sale **Wadala East, Mumbai**

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area: 715 sqft - ₹28,636/sqft  
 Developer: **Siddha Group**  
 Project: **Siddha Sky**  
 Transaction Type: **New Property**  
 Furnished Status: **Unfurnished**  
 Age Of Construction: **Under Construction**



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## Price Indicators

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Rent ▾
Sell ▾
Home Loans ▾

**₹1.90 Cr** [EMI - ₹ 86k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 795 Sq-ft Flat For Sale [Wadala East, Mumbai](#)



2 Beds
2 Baths
1 Balcony
Unfurnished

**Carpet Area**  
687 sqft -  
₹27,656/sqft



**Developer**  
[Siddha Group](#)


**Project**  
[Siddha Sky](#)

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Age Of Construction**  
Under Construction





 +17 Photos

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.73 Cr** [EMI - ₹ 78k](#) | [How much loan can I get?](#)

2 BHK 760 Sq-ft Flat For Sale [Wadala East, Mumbai](#)



2 Beds
2 Baths
1 Balcony
Unfurnished

**Carpet Area**  
644 sqft -  
₹27,008/sqft



**Developer**  
[Siddha Group](#)


**Project**  
[Siddha Sky](#)

**Transaction Type**  
New Property

**Furnished Status**  
Unfurnished

**Age Of Construction**  
Under Construction

 +17 Photos



## Price Indicators

**square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Property in Mumbai Flats in Mumbai Flats in Wadala 2 BHK Flats in Wadala 2 Bedroom 606 Sq Ft Apartment in Wadala Mumbai

Siddha Sky Phase 3  
**2 Bedroom 606 Sq.Ft. Apartment In Wadala Mumbai**  
 Listing ID #6738532  
**₹ 1.72 Cr.**  
 2 Bedrooms + Extra Room  
 Semi-Furnished  
 2 Bathroom  
 606 Sq Ft. (Carpet Area)  
 Lake View

Recent Registered Sale Apr 2024 ₹ 1.54 Cr 801 Sq Ft

WhatsApp Request for Call

Found Something Wrong with this Listing? Report Here

Save Extra with 3 offers

Prime Member  
 Benefits worth ₹75000 in just ₹299

**Valuation Report**  
 ₹1,000,000  
 • Estimated Market Value  
 • Rental Value  
 • Govt. Value  
 Get a comprehensive Valuation Report of any property  
[View Sample Report](#)

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Central Mumbai Suburbs / Sion / Siddha Sky Phase 3

**Siddha Sky Phase 3** REGA 0  
 By SIDDHA GROUP  
 Plot No. 6, Sion, Central Mumbai Suburbis, Mumbai

₹1.7 Cr - 2.55 Cr | 22.00 K - ₹29.36 K/sq.ft  
 EMI starts at ₹4,40 K  
 Price excludes maintenance. See more

Contact Sellers

Project Images

2, 3, 4 BHK Apartments Configurations  
 Nov. 2025 Possession Starts  
 22,00 K - ₹29,36 K/sq.ft Avg. Price  
 579.00 sq.ft. - 1169.00 sq.ft. (Carpet Area) Sizes



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## Price Indicators




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Rent ▾
Sell ▾
Home Loans ▾



Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Wadala East > 3 BHK Flats for Sale in Wadala East > 1100 Sq-ft

₹ 2.55 Cr

EMI - ₹ 115L | [Get Loan offers from 34+ banks](#)

3 BHK 1100 Sq-ft Flat For Sale Wadala East, Mumbai

3 Beds
 2 Baths
 1 Balcony
 Unfurnished

Carpet Area <b>911 sqft</b> - ₹ 27,991/sqft	Developer <b>Siddha Group</b>	Project <b>Siddha Sky</b>	Transaction Type <b>New Property</b>
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magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾



Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Wadala East > 3 BHK Flats for Sale in Wadala East > 1000 Sq-ft

₹ 2.61 Cr

EMI - ₹ 118L | [Get pre-approved loan](#)

3 BHK 1000 Sq-ft Flat For Sale Wadala East, Mumbai

3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area <b>885 sqft</b> - ₹ 29,553/sqft	Developer <b>Siddha Group</b>	Project <b>Siddha Sky</b>	Transaction Type <b>New Property</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>		



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## Sale Instance

गावाचे नाव : सायन	
6326508 08-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>
	दुय्यम निबंधक : राहु दु.नि.मुंबई शहर 4 दस्त क्रमांक : 6326/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : सायन</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21761500
(3) बाजारभाव, भाडेपट्टापट्ट्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14291364.35
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपावृत्तर वर्णन : इतर माहिती, इतर माहिती: सदनिका नं. एसएसडब्ल्यू/टी2बी/2805, 28वा मजला, टॉवर नं. 2बी, फेज 3, सिध्दा स्काय, शुक्ला हॉटेल समोर, राऊळी कॅम्प खोकरा आगर न्यु 90 फीट रोड, हेमंत मांजरेकर रोड, सरदार नगर नं. 4, सायन कोळीवाडा मुंबई 400037, सदनिकेचे क्षेत्रफळ 801 चौ. फुट कार्पेट, एन्व्हलोज्ड बाल्कनी 30 चौ. फुट तसेच सोबत एक कारपार्किंग स्पेस सहित ( Survey Number : मौजे सायन डिव्हीजन सिटी सर्वे नं. 12 (पार्ट), मौजे सॉल्टपॅन डिव्हीजन सिटी सर्वे नं. 6 (पार्ट), सिटी सर्वे नं. 16 (पार्ट), सिटी सर्वे नं. 17 (पार्ट), सिटी सर्वे नं. 18 (पार्ट), सिटी सर्वे नं. 19 (पार्ट), सिटी सर्वे नं. 20 (पार्ट), सिटी सर्वे नं. 21 (पार्ट), : 1 )
(5) क्षेत्रफळ	84.95 चौ.मीटर
(6) अत्कारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या/सिद्द ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव - मेसर्स सेजल शक्ती रियल्टर्स एल.एल.पी. चे अधिकृत स्वाक्षरीकार : कुलमुख्तारी म्हणून इशियाक अहमद अब्दुल बहीद अत्यारी - वय - 41 पत्ता - प्लॉट नं. ऑफीस नं. 173, 174, मळा नं. - इमारतीचे नाव - सेजल रॅकास, ब्लॉक नं. एस व्ही रोड, रोड नं. कादिबली पहिले मुंबई, महाराष्ट्र, मुंबई, पिन कोड - 400061 पॅन नं. - ADAS-PS17059
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव - शुचि विजयवर्गिया ओझा - वय - 37, पत्ता - प्लॉट नं. सदनिका क्रं बी/1103, मळा नं. - इमारतीचे नाव - श्री साईनाथ टॉवर, ब्लॉक नं. 24, साईनाथ मंदिर चौक, रोड नं. वेबूर प. मुंबई, महाराष्ट्र, MUMBAI, पिन कोड - 400089 पॅन नं. - AR37P3233G 2): नाव - रिचिक ओझा - वय - 38, पत्ता - प्लॉट नं. सदनिका क्रं. बी/1103, मळा नं. - इमारतीचे नाव - श्री साईनाथ टॉवर, ब्लॉक नं. 24, साईनाथ मंदिर चौक, रोड नं. वेबूर प. मुंबई, महाराष्ट्र, MUMBAI, पिन कोड - 400089 पॅन नं. - AAVPO2173K
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6326/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1306000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) नोंदणी शुल्क	
मुद्रांकनसाठी विचारले गेलेल्या तपशील :-	
मुद्रांक शुल्क अकारणता निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

https://freesearchgbservice.maharashtra.gov.in/sarita/HTMLReport/SuchiKramank2\_RegLinn.aspx

1.2



## Sale Instance

4/8/24, 4:36 PM	freesearchignrservice.maharashtra.gov.in/sarfaHTMLReportSuchiKramank2_RegLive.aspx	
6327508	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह्य द्यु.नि.मुंबई शहर 4
08-04-2024		दस्ता क्रमांक : 6327/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office,		नोंदणी : Regn:63m
<b>गावाचे नाव : सायन</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	15134000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9790743.75	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: सदनिका नं.एसएसडब्ल्यु/टी2बी /309.3 स मजला,टॉवर नं.2बी,फेज 3,सिध्दा स्काय,शुक्ला हॉटेल समोर,राऊळी कॅम्प खोकरी आगर न्यु 90 फीट रोड,हेमंत मांजरेकर रोड,सरदार नगर नं. 4,सायन कोळीवाडा मुंबई 400037,सदनिकेचे क्षेत्रफळ 615 चौ. फुट कार्पेट,एन्क्लोप्ड बाल्कनी स्पेस क्षेत्रफळ 29 चौ. फुट कारपेट. सोबत 1 कार पार्किंग स्पेस सहित.( ( Survey Number : मौजे सायन डिव्हीजन सिटी सर्वे नं.12 (पार्ट), मौजे सॉल्टपॅन डिव्हीजन सिटी सर्वे नं.6 (पार्ट), सिटी सर्वे नं. 16 (पार्ट), सिटी सर्वे नं.17 (पार्ट), सिटी सर्वे नं.18(पार्ट), सिटी सर्वे नं. 19(पार्ट), सिटी सर्वे नं.20(पार्ट), सिटी सर्वे नं. 21(पार्ट), ; ) )	
(5) क्षेत्रफळ	65.83 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स सेजल शक्ती रियल्टर्स एल.एल.पी. चे अधिकृत स्वाक्षरीकार / कुलमुखत्यारी म्हणून इशितपाक अहमद अब्दुल वहीद अन्सारी - वय:-41 पत्ता:-प्लॉट नं. ऑफीस नं. 173/174, माळा नं. - इमारतीचे नाव: सेजल एंकास, ब्लॉक नं: एस व्ही रोड, रोड नं कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ADAFS1705P	
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ऋतिका संदिप सावता - वय:-36, पत्ता:-प्लॉट नं: सदनिका क्रं 336, माळा नं. :- इमारतीचे नाव: शिवाजी नगर, ब्लॉक नं: एन.एम. जोशी मार्ग, बावला मस्जिद जवळ, रोड नं: डिलाईल रोड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AQXPD8054G 2): नाव:-संदीप वसन्ती सावता - वय:-49, पत्ता:-प्लॉट नं: सदनिका क्रं. 336, माळा नं. :- इमारतीचे नाव: शिवाजी नगर, ब्लॉक नं: एन.एम. जोशी मार्ग, बावला मस्जिद जवळ, रोड नं: डिलाईल रोड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-BBWPS2147C	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	27/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6327/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	908100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)ब्रीड		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आळसागना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://freesearchignrservice.maharashtra.gov.in/sarfaHTMLReportSuchiKramank2_RegLive.aspx		
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## Sale Instance

गावाचे नाव : सायन	
(1) विलेखाचा प्रकार	करारनामा
(2) मूबदला	15842500
(3) बाजारभाव (भाडेपट्टाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	12465736.25
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्धन ; इतर माहिती: सदनिका नं. एसएसडब्ल्यू/टी/2बी/3103, 31 वा मजला, टॉवर नं. 2 बी, फेज 3, सिध्दा स्काय, शुक्ला हॉटेल समोर, राजकी कॅम्प खोकरा आगर न्यु 90 फीट रोड, हेमंत मांजरेकर रोड, सरदार नगर नं. 4, सायन कोळीवाडा मुंबई 400037, सदनिकेचे क्षेत्रफळ 6.57 चौ. फुट कार्पेट, एन्क्लोस्ड बाल्कनी 34 चौ. फुट तसेच सोबत एक कारपार्किंग स्पेस सहित. ( ( Survey Number : मौजे सायन डिव्हीजन सिटी सर्वे नं. 12 (पार्ट), मौजे सॉल्टपॅन डिव्हीजन सिटी सर्वे नं. 6 (पार्ट), सिटी सर्वे नं. 16 (पार्ट), सिटी सर्वे नं. 17 (पार्ट), सिटी सर्वे नं. 18 (पार्ट), सिटी सर्वे नं. 19 (पार्ट), सिटी सर्वे नं. 20 (पार्ट), सिटी सर्वे नं. 21 (पार्ट), : ) )
(5) क्षेत्रफळ	70.64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देण. या/सिद्धन देण. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव -नेसर्स सेजल शक्ती रियल्टर्स एल.एल.पी. हे अधिकृत स्वाक्षरीकार / कुलमुखत्यारी म्हणून इश्टियाक अहमद अब्दुल वहीद अन्वारी - वय:-41 पत्ता:-प्लॉट नं. ऑफीस नं. 173-174, माळा नं. - इमारतीचे नाव: सेजल एकास, ब्लॉक नं. एस वी रोड, रोड नं. कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं.-ADAFS1205P
(8) दस्तावेज करून देण. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव -श्रध्दा पुरुषोत्तम देशमुख - वय:-16, पत्ता -प्लॉट नं. सदनिका क्रं. 27, माळा नं. बिल्डींग नं. ई-13, इमारतीचे नाव. - ब्लॉक नं. जस्मिन मिल रोड, राजर्षी शाहू नगर, रोड नं. माहिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400017 पॅन नं.-AK/HPC/34576B 2): नाव -पुरुषोत्तम वसंतराव देशमुख - वय:-42, पत्ता -प्लॉट नं. सदनिका क्रं. 27, माळा नं. बिल्डींग नं. ई-13, इमारतीचे नाव. - ब्लॉक नं. जस्मिन मिल रोड, राजर्षी शाहू नगर, रोड नं. माहिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं.-APK/PD/7730B3
(9) दस्तावेज करून दिव्याचा दिनांक	22/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6095/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	950600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुद्रांकनासाठी विद्यमान घेतलेला तपशील :-	
मुद्रांक शुल्क आक रवाना निवडलेला अनुच्छेद :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

https://freesearchigservice.maharashtra.gov.in/sarita/HTMLReportSuchiKramank2\_RegLive.aspx

1/2



## Sale Instance

गावाचे नाव : सायन	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16038500
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	12465736.25
(4) भूमापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.एसएसडब्ल्यू/टी2बी/3502.35वा मजला,टॉवर नं.2बी,फेज 3,सिध्दा स्काय,शुक्ला हॉटेल समोर. राऊळी कॅम्प खोळरी आगर न्यु 90 फीट रोड,हेमंत मांजरेकर रोड,सरदार नगर नं. 4,सायन कोळीवाडा मुंबई 400037,सदनिकेचे क्षेत्रफळ 657 चौ. फुट कार्पेट,एन्क्लोज्ड बाल्कनी 34 चौ.फुट तसेच सोबत एक कारपार्किंग स्पेस सहित.(( Survey Number : मौजे सायन डिव्हीजन सिटी सर्वे नं.12 (पार्ट), मौजे सॉल्टपॅन डिव्हीजन सिटी सर्वे नं.6 (पार्ट), सिटी सर्वे नं.16 (पार्ट), सिटी सर्वे नं.17 (पार्ट), सिटी सर्वे नं.18(पार्ट), सिटी सर्वे नं 19(पार्ट), सिटी सर्वे नं.20(पार्ट), सिटी सर्वे नं. 21(पार्ट). :))
(5) क्षेत्रफळ	70.64 चौ.मीटर
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणाऱ्या/सिद्धन ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव -मेसर्स सेजल शक्ती रियल्टर्स एल.एल.पी. वे अधिकृत स्वाक्षरीकार / कुलमुखत्यारी म्हणून इतियाक अहमद अब्दुल बहीद अनारी- वय-41 पत्ता-प्लॉट नं. 1234 74, माळा नं: - इमारतीचे नाव: सेजल डेव्हलप, ब्लॉक नं: एस व्ही रोड, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ADAF31705P
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -भानु चौपडा - वय-27, पत्ता-प्लॉट नं: 23ए, ब्लॉक जे, फ्लॅट नं.एमआयजी, माळा नं: - इमारतीचे नाव: अशोक विहार फेज-1, ब्लॉक नं. नॉर्थ वेस्ट, दिल्ली, रोड नं: न्यू दिल्ली, दिल्ली, NORTH WEST DELHI, पिन कोड:-110052 पॅन नं:-BC39PC9788F 2): नाव -वृष्णि चौपडा तर्फे कु.मु. म्हणून भानु चौपडा - वय-27, पत्ता-प्लॉट नं: 23ए, ब्लॉक जे, फ्लॅट नं.एमआयजी, माळा नं: - इमारतीचे नाव: अशोक विहार फेज 1, ब्लॉक नं: नॉर्थ वेस्ट, दिल्ली, रोड नं: न्यू दिल्ली, दिल्ली, NORTH WEST DELHI, पिन कोड:-110052 पॅन नं:-AFKPC4976L 3): नाव -मोहना चौपडा एन्वयतर्फे कु.मु. म्हणून भानु चौपडा - वय-27, पत्ता-प्लॉट नं: 23ए, ब्लॉक जे, फ्लॅट नं.एमआयजी, माळा नं: - इमारतीचे नाव: अशोक नगर फेज 1, ब्लॉक नं: नॉर्थ वेस्ट, दिल्ली, रोड नं: न्यू दिल्ली, दिल्ली, NORTH WEST DELHI, पिन कोड:-110052 पॅन नं:-BC39PC6409D
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3656/2024
(12)बाजारभावाप्रमाणे मुद्रीक शुल्क	962310
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

[https://vsearchgirservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2\\_RegLive.aspx](https://vsearchgirservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx)

1/2



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 : 17.04.2024

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

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.17 15:47:23 +05'30'



Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 17.04.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 05.04.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Shradha Buildcon Pvt.Ltd. Company.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiswal – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 05.04.2024 Valuation Date – 17.04.2024 Date of Report – 17.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.04.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **17<sup>th</sup> April 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Sejal Shakti Realtors LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

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

### Environmental Conditions

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

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the 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



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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.



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

#### Confidentiality

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

#### Information Management

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



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**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.17 15:47:46 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

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



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