

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "34 Park Estate"

34 Park Estate", Proposed S. R. Scheme on Plot bearing CTS No. 49 (part), 50-A (part), 50A/26 to 50, 50A/67 to 145 & 55 (part) of Village – Pahadi Goregaon, Yashwant Nagar, Teen Dongari, Road No. 1, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India

Latitude Longitude: 19°10'04.5"N 72°50'28.9"E

Valuation Done for: **State Bank of India**

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



Our Pan India Presence at :

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

Vastu/SBI/Mumbai/02/2024/6747/2305113

23/01-335-V

Date: 23.02.2024

MASTER VALUATION REPORT OF "34 Park Estate"

34 Park Estate", Proposed S. R. Scheme on Plot bearing CTS No. 49 (part), 50-A (part), 50A/26 to 50, 50A/67 to 145 & 55 (part) of Village – Pahadi Goregaon, Yashwant Nagar, Teen Dongari, Road No. 1, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India

Latitude Longitude: 19°10'04.5"N 72°50'28.9"E

NAME OF DEVELOPER: M/s. Reddy Builders & Developers

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 **05th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "34 Park Estate", Proposed S. R. Scheme on Plot bearing CTS No. 49 (part), 50-A (part), 50A/26 to 50, 50A/67 to 145 & 55 (part) of Village – Pahadi Goregaon, Yashwant Nagar, Teen Dongari, Road No. 1, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India. It is about 1.3 Km. travel distance from Goregaon Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

2. Developer Details:

| | | |
|-----------------------------|--|---------------------|
| Name of builder | M/s. Reddy Builders & Developers | |
| Project Registration Number | Project | RERA Project Number |
| | 34 Park Estate | P51800006729 |
| Register office address | M/s. Reddy Builders & Developers 1 st Floor, "Raddy House", Opp. Dena Bank, Marve Road, Orlem, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India | |
| Contact Numbers | Contact Person : Mr. Nilesh Parmar (Sales Person – Mobile No. 8655829688) Mr. Yogesh Solanki (Asstt. Manager - Mobile No. 7208031496) | |
| E – mail ID and Website | yogesh.solanki@chandakgroup.com , vijay.mahar@chandakgroup.com & www.reddybuildersanddevelopers.in | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|----------------------------------|
| On or towards North | Road No. 1 & SRA Building |
| On or towards South | Vedant School Van Service & Road |
| On or towards East | Road & SRA Building |
| On or towards West | Slum Area |



Our Pan India Presence at :


Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi/INCR Nashik Ahmedabad Jaipur

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

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 : 05.02.2024 |
| | b) | Date on which the valuation is made : 23.02.2024 |
| 3. | List of documents produced for perusal | |
| | 1. | Copy of Title Certificate from Adv. Legal Pyramids Advocates & Corporate Legal Consultants dated 18.07.2020 |
| | 2. | Copy of Joint Development Agreement dated 14.02.2020 with Sub Registrar No. BEL 6 / 3101 / 2020 between M/s. Reddy Builders & Developers (the Developers) AND Chandak Realtors Pvt. Ltd. (the Joint Developers) |
| | 3. | Copy of Partnership Deed dated 08.03.2006 between Mr. Pinninti Veera & Reenam Reddy (the Party of the First Part) AND Mr. Suresh B. Bapna (the Party of the Second Part) AND M/s. Reddy Builders & Developers (the Developers) |
| | 4. | Copy of CA Certificate date 06.02.2023 issued by CA Vinayak A. Shimpi (V. A. Shimpi & Associates Chartered Accountants) (As per RERA Certificate) |
| | 5. | Copy of CA Certificate date 06.02.2023 issued by CA Manoj K. Shah & Co. Associates Chartered Accountants) (As per RERA Certificate) |
| | 6. | Copy of Engineer's Certificate date 14.04.2023 issued by Er. Arjun Singh (As per RERA Certificate) |
| | 7. | Copy of Engineer's Certificate date 05.10.2023 issued by Er. Pratik B. Thorat (As per RERA Certificate) |
| | 8. | Copy of Amended IOA No. SRA / ENG / 3034 / MHL & STGL / PS / AP date 21.04.2023 issued by Slum Rehabilitation Authority |
| | 9. | Copy of Commencement Certificate No. SRA / ENG / 3034 / MHL & STGL / PS / AP date 02.06.2015 issued by Executive Engineer Slum Rehabilitation Authority  <p style="text-align: center;"><u>SRA/ENG/3034/MHL & STGL/PS/AP</u> , 21 APR 2023</p> <p style="text-align: center;">This C.C is re-endorsed and further C.C for the sale building No-1 is extended for wing 'A' from 21st to 36th upper floors including L.M.R & O.H.W.T & for wing 'B' & 'C' from 35th & 36th upper floors including L.M.R & O.H.W.T as per approved amended plans dated 21/04/2023.</p> <p style="text-align: right;"><i>Pratik B. Thorat</i> 21/04/2023 Executive Engineer Slum Rehabilitation Authority</p> |
| | 10. | Copy of Approved Plan No. SRA / ENG / 3034 / MHL & STGL / PS / AP dated 21.04.2023 issued by Executive |

| Engineer Slum Rehabilitation Authority (Number of Copies - Twenty Two - Sheet No. 1/22 to 22/22) | | | | | | | | | | | | | |
|---|---|-------------------------------|------------------|--------|--|---|---|------|-------------------------------|-------------------------------|--------|--|-----|
| Wing | Number of Floors | | | | | | | | | | | | |
| A to C | Ground + 2 Podiums Level + E-Deck Floor + 1 st to 36 th Upper Floors | | | | | | | | | | | | |
| D | Ground + 2 Podiums Level + E-Deck Floor + 1 st to 34 th Upper Floors. | | | | | | | | | | | | |
| Project Name (with address & phone nos.) | : 34 Park Estate ", Proposed S. R. Scheme on Plot bearing CTS No. 49 (part), 50-A (part), 50A/26 to 50, 50A/67 to 145 & 55 (part) of Village – Pahadi Goregaon, Yashwant Nagar, Teen Dongari, Road No. 1, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India | | | | | | | | | | | | |
| 4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : M/s. Reddy Builders & Developers Address: 1st Floor, "Raddy House", Marve Road, Orlem, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India Contact Person : Mr. Nilesh Parmar (Sales Person – Mobile No. 8655829688) Mr. Yogesh Solanki (Asstt. Manager - Mobile No. 7208031496) | | | | | | | | | | | | |
| 5. Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | | | |
| <p>About "34 Park Estate" Project: 34 Park Estate by Chandak Developers in Goregaon West, Yashwant Nagar is definitely one of the most promising new projects in Goregaon west in recent memory. Many property buyers in Goregaon west are happy with the launch of this brand new project in Goregaon west called 34 Park Estate . With a number of different choices of budget homes in Goregaon west that includes some of the most modern yet affordable 1 BHK, 2 BHK and 3 BHK flats in Goregaon west packed with the most modern amenities, high end facilities, 34 Park Estate by Chandak Group, coming up majestically in the leafy neighbourhood of Yashwant Nagar and Unnat Nagar in Goregaon west is surely a very much in demand residential property as it has the stamp of one of the biggest real estate developers in Mumbai - Chandak Group.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to C</td> <td>Proposed Ground + 2 Podiums Level + E-Deck Floor + 1st to 36th Upper Floors.</td> </tr> <tr> <td>D</td> <td>Proposed Ground + 2 Podiums Level + E-Deck Floor + 1st to 36th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 2 Podiums Level + E-Deck Floor + 1st to 34th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A to D</td> <td>RCC work upto 35th floor slab is completed. Brick work, Internal / External plaster work upto 35th floor is completed.</td> <td>70%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is June - 2026 (As per MAHARERA Certificate – Wing A to D)</p> | | Wing | Number of Floors | A to C | Proposed Ground + 2 Podiums Level + E-Deck Floor + 1 st to 36 th Upper Floors. | D | Proposed Ground + 2 Podiums Level + E-Deck Floor + 1 st to 36 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 2 Podiums Level + E-Deck Floor + 1 st to 34 th Upper Floors. | Wing | Present stage of Construction | Percentage of work completion | A to D | RCC work upto 35 th floor slab is completed. Brick work, Internal / External plaster work upto 35 th floor is completed. | 70% |
| Wing | Number of Floors | | | | | | | | | | | | |
| A to C | Proposed Ground + 2 Podiums Level + E-Deck Floor + 1 st to 36 th Upper Floors. | | | | | | | | | | | | |
| D | Proposed Ground + 2 Podiums Level + E-Deck Floor + 1 st to 36 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 2 Podiums Level + E-Deck Floor + 1 st to 34 th Upper Floors. | | | | | | | | | | | | |
| Wing | Present stage of Construction | Percentage of work completion | | | | | | | | | | | |
| A to D | RCC work upto 35 th floor slab is completed. Brick work, Internal / External plaster work upto 35 th floor is completed. | 70% | | | | | | | | | | | |

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

PROPOSED PROJECT AMENITIES:

- Italian marble flooring for living, dining, bedrooms and kitchen.
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Garden
- Fitness Centre
- Yoga
- Gymnasium
- Children's Play Area
- Kids play area
- Jogging track
- Swimming pool
- Kids Activity Room
- Cafeteria
- Senior Citizen Corner Area
- Yoga Area

| | | | |
|-----|--|---|--|
| 6. | Location of property | : | |
| | a) Plot No. / Survey No. | : | CTS No. 49 (part), 50-A (part), 50A/26 to 50, 50A/67 to 145 & 55 (part) |
| | b) Door No. | : | Not applicable |
| | c) C. T.S. No. / Village | : | CTS No. 49 (part), 50-A (part), 50A/26 to 50, 50A/67 to 145 & 55 (part) of Village – Pahadi Goregaon |
| | d) Ward / Taluka | : | P / S -Ward |
| | e) Mandal / District | : | Mumbai Suburban District |
| 7. | Postal address of the property | : | 34 Park Estate ", Proposed S. R. Scheme on Plot bearing CTS No. 49 (part), 50-A (part), 50A/26 to 50, 50A/67 to 145 & 55 (part) of Village – Pahadi Goregaon, Yashwant Nagar, Teen Dongari, Road No. 1, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India |
| 8. | City / Town | : | Goregaon (West), 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 / | : | Executive Engineer Slum Rehabilitation |



| | | | |
|-----------|---|-------------------------|--|
| | Municipality | | Authority |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |
| 12. | In Case it is Agricultural land, any conversion to house site plots is contemplated | : | N.A. |
| 13. | Boundaries of the property | As per Documents | As per MAHARERA |
| | North | Khaleel Compound | Layout Road and Rehab Building |
| | South | K-63 Road | Police Quarter |
| | East | 44 Ft. Existing Road | Yashwant Road No. 2 |
| | West | Police Colony | Mahatama Road |
| | | | Nagar Phule |
| | | | Slum Area |
| 14.1 | Dimensions of the site | | N. A. as the land is irregular in shape |
| | | | A As per the Deed |
| | | | B Actuals |
| | North | : | - |
| | South | : | - |
| | East | : | - |
| | West | : | - |
| 14.2 | Latitude, Longitude & Co-ordinates of property | : | 19°10'04.5"N 72°50'28.9"E |
| 14. | Extent of the site | : | Plot area - 19259.62 Sq. M. (As per Approved Plan& as per RERA Certificate) Structure - As per table attached to the report |
| 15. | Extent of the site considered for Valuation (least of 14A& 14B) | : | Plot area - 19259.62 Sq. M. (As per Approved Plan& as per RERA Certificate) |
| 16. | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | N.A. Building Construction work is in progress |
| II | CHARACTERISTICS OF THE SITE | | |
| 1. | Classification of locality | : | Middle Class |
| 2. | Development of surrounding areas | : | Good |
| 3. | Possibility of frequent flooding/ sub-merging | : | No |
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | : | All available near by |
| 5. | Level of land with topographical conditions | : | Plain |
| 6. | Shape of land | : | Irregular |
| 7. | Type of use to which it can be put | : | For residential purpose |
| 8. | Any usage restriction | : | Residential |
| 9. | Is plot in town planning approved layout? | : | Copy of Approved Plan No. SRA / ENG / 3034 / MHL & STGL / PS / AP dated 21.04.2023 issued by Executive Engineer |

| | | | Slum Rehabilitation Authority (Number of Copies - Twenty Two - Sheet No. 1/22 to 22/22) Approved upto: | | | | | | | | | |
|---|---|-------------------|--|----------------------|------------------|--------|--|----------------|---|----------|-------|-------------------|
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| Wing | Number of Floors | | | | | | | | | | | |
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| D | Ground + 2 Podiums Level + E-Deck Floor + 1 st to 34 th Upper Floors. | | | | | | | | | | | |
| 10. | Corner plot or intermittent plot? | : | Intermittent | | | | | | | | | |
| 11. | Road facilities | : | Yes | | | | | | | | | |
| 12. | Type of road available at present | : | B. T. Road | | | | | | | | | |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : | 12.20 M. wide D.P. Road | | | | | | | | | |
| 14. | Is it a Land – Locked land? | : | No | | | | | | | | | |
| 15. | Water potentiality | : | Municipal Water supply | | | | | | | | | |
| 16. | Underground sewerage system | : | Connected to Municipal sewer | | | | | | | | | |
| 17. | Is Power supply is available in the site | : | Yes | | | | | | | | | |
| 18. | Advantages of the site | : | Located in developed area | | | | | | | | | |
| 19. | Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated) | : | No | | | | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | | | | |
| 1 | Size of plot | : | Plot area - 19259.62 Sq. M. (As per Approved Plan & as per RERA Certificate) | | | | | | | | | |
| | North & South | : | - | | | | | | | | | |
| | East & West | : | - | | | | | | | | | |
| 2 | Total extent of the plot | : | As per table attached to the report | | | | | | | | | |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | As per table attached to the report Details of recent transactions/online listings are attached with the report. | | | | | | | | | |
| 4 | Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed) | : | ₹ 1,60,470.00 per Sq. M. for Residential ₹ 76,820.00 per Sq. M. for Land | | | | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | | | | |
| 6 | Estimated value of land | : | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>19259.62</td> <td>76820</td> <td>1,47,95,24,008.00</td> </tr> </tbody> </table> | As per Approved Plan | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 19259.62 | 76820 | 1,47,95,24,008.00 |
| As per Approved Plan | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | |
| 19259.62 | 76820 | 1,47,95,24,008.00 | | | | | | | | | | |
| Part – B (Valuation of Building) | | | | | | | | | | | | |
| 1 | Technical details of the building | : | | | | | | | | | | |
| | a) Type of Building (Residential / Commercial / Industrial) | : | Residential | | | | | | | | | |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | N.A. Building Construction work is in progress | | | | | | | | | |
| | c) Year of construction | : | N.A. Building Construction work is in progress | | | | | | | | | |

| d) | Number of floors and height of each floor including basement, if any | : | | | | | | | |
|---------------|--|---|---|------|------------------|---------------|---|----------|--|
| | Wing | | Number of Floors | | | | | | |
| | A to C | | Proposed Ground + 2 Podiums Level + E-Deck Floor + 1st to 36th Upper Floors. | | | | | | |
| | D | | Proposed Ground + 2 Podiums Level + E-Deck Floor + 1st to 36th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 2 Podiums Level + E-Deck Floor + 1st to 34th Upper Floors. | | | | | | |
| 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 / 3034 / MHL & STGL / PS / AP dated 21.04.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies - Twenty Two - Sheet No. 1/22 to 22/22) | | | | | | |
| h) | Approved map / plan issuing authority | : | <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to C</td> <td>Ground + 2 Podiums Level + E-Deck Floor + 1st to 36th Upper Floors</td> </tr> <tr> <td>D</td> <td>Ground + 2 Podiums Level + E-Deck Floor + 1st to 34th Upper Floors.</td> </tr> </tbody> </table> | Wing | Number of Floors | A to C | Ground + 2 Podiums Level + E-Deck Floor + 1st to 36th Upper Floors | D | Ground + 2 Podiums Level + E-Deck Floor + 1st to 34th Upper Floors. |
| Wing | Number of Floors | | | | | | | | |
| A to C | Ground + 2 Podiums Level + E-Deck Floor + 1st to 36th Upper Floors | | | | | | | | |
| D | Ground + 2 Podiums Level + E-Deck Floor + 1st to 34th Upper Floors. | | | | | | | | |
| i) | Whether genuineness or authenticity of approved map / plan is verified | : | Yes | | | | | | |
| j) | Any other comments by our empanelled valuers on authentic of approved plan | : | No. | | | | | | |

Specifications of construction (floor-wise) in respect of

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

| | | | |
|----|--|---|--|
| | Length | : | |
| | Type of construction | : | |
| 3. | Electrical installation | : | N.A. Building Construction work is in progress |
| | Type of wiring | : | |
| | Class of fittings (superior / ordinary / poor) | : | |
| | Number of light points | : | N.A. Building Construction work is in progress |
| | Fan points | : | |
| | Spare plug points | : | |
| | Any other item | : | - |
| 4. | Plumbing installation | : | |
| | a) No. of water closets and their type | : | |
| | b) No. of wash basins | : | |
| | c) No. of urinals | : | |
| | d) No. of bath tubs | : | 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) A- Wing:

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 1 | 101 | 1 | 3 BHK | 820 | 902 | 27800 | 2,27,96,000 | 2,50,75,600 | 52000 | 27,06,000 |
| 2 | 103 | 1 | 2 BHK | 617 | 679 | 27800 | 1,71,52,600 | 1,88,67,860 | 39500 | 20,36,100 |
| 3 | 104 | 1 | 2 BHK | 617 | 679 | 27800 | 1,71,52,600 | 1,88,67,860 | 39500 | 20,36,100 |
| 4 | 201 | 2 | 3 BHK | 820 | 902 | 27920 | 2,28,94,400 | 2,51,83,840 | 52500 | 27,06,000 |
| 5 | 202 | 2 | 3 BHK | 820 | 902 | 27920 | 2,28,94,400 | 2,51,83,840 | 52500 | 27,06,000 |
| 6 | 203 | 2 | 2 BHK | 617 | 679 | 27920 | 1,72,26,640 | 1,89,49,304 | 39500 | 20,36,100 |
| 7 | 204 | 2 | 2 BHK | 617 | 679 | 27920 | 1,72,26,640 | 1,89,49,304 | 39500 | 20,36,100 |
| 8 | 302 | 3 | 3 BHK | 820 | 902 | 28040 | 2,29,92,800 | 2,52,92,080 | 52500 | 27,06,000 |
| 9 | 303 | 3 | 2 BHK | 617 | 679 | 28040 | 1,73,00,680 | 1,90,30,748 | 39500 | 20,36,100 |
| 10 | 304 | 3 | 2 BHK | 617 | 679 | 28040 | 1,73,00,680 | 1,90,30,748 | 39500 | 20,36,100 |
| 11 | 401 | 4 | 3 BHK | 820 | 902 | 28160 | 2,30,91,200 | 2,54,00,320 | 53000 | 27,06,000 |
| 12 | 402 | 4 | 3 BHK | 820 | 902 | 28160 | 2,30,91,200 | 2,54,00,320 | 53000 | 27,06,000 |
| 13 | 403 | 4 | 2 BHK | 617 | 679 | 28160 | 1,73,74,720 | 1,91,12,192 | 40000 | 20,36,100 |
| 14 | 404 | 4 | 2 BHK | 617 | 679 | 28160 | 1,73,74,720 | 1,91,12,192 | 40000 | 20,36,100 |
| 15 | 501 | 5 | 3 BHK | 820 | 902 | 28280 | 2,31,89,600 | 2,55,08,560 | 53000 | 27,06,000 |
| 16 | 502 | 5 | 3 BHK | 820 | 902 | 28280 | 2,31,89,600 | 2,55,08,560 | 53000 | 27,06,000 |
| 17 | 503 | 5 | 2 BHK | 617 | 679 | 28280 | 1,74,48,760 | 1,91,93,636 | 40000 | 20,36,100 |
| 18 | 504 | 5 | 2 BHK | 617 | 679 | 28280 | 1,74,48,760 | 1,91,93,636 | 40000 | 20,36,100 |
| 19 | 601 | 6 | 3 BHK | 820 | 902 | 28400 | 2,32,88,000 | 2,56,16,800 | 53500 | 27,06,000 |
| 20 | 602 | 6 | 3 BHK | 820 | 902 | 28400 | 2,32,88,000 | 2,56,16,800 | 53500 | 27,06,000 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 21 | 603 | 6 | 2 BHK | 617 | 679 | 28400 | 1,75,22,800 | 1,92,75,080 | 40000 | 20,36,100 |
| 22 | 604 | 6 | 2 BHK | 617 | 679 | 28400 | 1,75,22,800 | 1,92,75,080 | 40000 | 20,36,100 |
| 23 | 701 | 7 | 3 BHK | 820 | 902 | 28520 | 2,33,86,400 | 2,57,25,040 | 53500 | 27,06,000 |
| 24 | 702 | 7 | 3 BHK | 820 | 902 | 28520 | 2,33,86,400 | 2,57,25,040 | 53500 | 27,06,000 |
| 25 | 703 | 7 | 2 BHK | 617 | 679 | 28520 | 1,75,96,840 | 1,93,56,524 | 40500 | 20,36,100 |
| 26 | 704 | 7 | 2 BHK | 617 | 679 | 28520 | 1,75,96,840 | 1,93,56,524 | 40500 | 20,36,100 |
| 27 | 801 | 8 | 3 BHK | 820 | 902 | 28640 | 2,34,84,800 | 2,58,33,280 | 54000 | 27,06,000 |
| 28 | 802 | 8 | 3 BHK | 820 | 902 | 28640 | 2,34,84,800 | 2,58,33,280 | 54000 | 27,06,000 |
| 29 | 803 | 8 | 2 BHK | 617 | 679 | 28640 | 1,76,70,880 | 1,94,37,968 | 40500 | 20,36,100 |
| 30 | 804 | 8 | 2 BHK | 617 | 679 | 28640 | 1,76,70,880 | 1,94,37,968 | 40500 | 20,36,100 |
| 31 | 901 | 9 | 3 BHK | 820 | 902 | 28760 | 2,35,83,200 | 2,59,41,520 | 54000 | 27,06,000 |
| 32 | 902 | 9 | 3 BHK | 820 | 902 | 28760 | 2,35,83,200 | 2,59,41,520 | 54000 | 27,06,000 |
| 33 | 903 | 9 | 2 BHK | 617 | 679 | 28760 | 1,77,44,920 | 1,95,19,412 | 40500 | 20,36,100 |
| 34 | 904 | 9 | 2 BHK | 617 | 679 | 28760 | 1,77,44,920 | 1,95,19,412 | 40500 | 20,36,100 |
| 35 | 1002 | 10 | 3 BHK | 820 | 902 | 28880 | 2,36,81,600 | 2,60,49,760 | 54500 | 27,06,000 |
| 36 | 1003 | 10 | 2 BHK | 617 | 679 | 28880 | 1,78,18,960 | 1,96,00,856 | 41000 | 20,36,100 |
| 37 | 1004 | 10 | 2 BHK | 617 | 679 | 28880 | 1,78,18,960 | 1,96,00,856 | 41000 | 20,36,100 |
| 38 | 1101 | 11 | 3 BHK | 820 | 902 | 29000 | 2,37,80,000 | 2,61,58,000 | 54500 | 27,06,000 |
| 39 | 1102 | 11 | 3 BHK | 820 | 902 | 29000 | 2,37,80,000 | 2,61,58,000 | 54500 | 27,06,000 |
| 40 | 1103 | 11 | 2 BHK | 617 | 679 | 29000 | 1,78,93,000 | 1,96,82,300 | 41000 | 20,36,100 |
| 41 | 1104 | 11 | 2 BHK | 617 | 679 | 29000 | 1,78,93,000 | 1,96,82,300 | 41000 | 20,36,100 |
| 42 | 1201 | 12 | 3 BHK | 820 | 902 | 29120 | 2,38,78,400 | 2,62,66,240 | 54500 | 27,06,000 |
| 43 | 1202 | 12 | 3 BHK | 820 | 902 | 29120 | 2,38,78,400 | 2,62,66,240 | 54500 | 27,06,000 |
| 44 | 1203 | 12 | 2 BHK | 617 | 679 | 29120 | 1,79,67,040 | 1,97,63,744 | 41000 | 20,36,100 |
| 45 | 1204 | 12 | 2 BHK | 617 | 679 | 29120 | 1,79,67,040 | 1,97,63,744 | 41000 | 20,36,100 |
| 46 | 1301 | 13 | 3 BHK | 820 | 902 | 29240 | 2,39,76,800 | 2,63,74,480 | 55000 | 27,06,000 |
| 47 | 1302 | 13 | 3 BHK | 820 | 902 | 29240 | 2,39,76,800 | 2,63,74,480 | 55000 | 27,06,000 |
| 48 | 1303 | 13 | 2 BHK | 617 | 679 | 29240 | 1,80,41,080 | 1,98,45,188 | 41500 | 20,36,100 |
| 49 | 1304 | 13 | 2 BHK | 617 | 679 | 29240 | 1,80,41,080 | 1,98,45,188 | 41500 | 20,36,100 |
| 50 | 1401 | 14 | 3 BHK | 820 | 902 | 29360 | 2,40,75,200 | 2,64,82,720 | 55000 | 27,06,000 |
| 51 | 1402 | 14 | 3 BHK | 820 | 902 | 29360 | 2,40,75,200 | 2,64,82,720 | 55000 | 27,06,000 |
| 52 | 1403 | 14 | 2 BHK | 617 | 679 | 29360 | 1,81,15,120 | 1,99,26,632 | 41500 | 20,36,100 |
| 53 | 1404 | 14 | 2 BHK | 617 | 679 | 29360 | 1,81,15,120 | 1,99,26,632 | 41500 | 20,36,100 |
| 54 | 1501 | 15 | 3 BHK | 820 | 902 | 29480 | 2,41,73,600 | 2,65,90,960 | 55500 | 27,06,000 |
| 55 | 1502 | 15 | 3 BHK | 820 | 902 | 29480 | 2,41,73,600 | 2,65,90,960 | 55500 | 27,06,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 56 | 1503 | 15 | 2 BHK | 617 | 679 | 29480 | 1,81,89,160 | 2,00,08,076 | 41500 | 20,36,100 |
| 57 | 1504 | 15 | 2 BHK | 617 | 679 | 29480 | 1,81,89,160 | 2,00,08,076 | 41500 | 20,36,100 |
| 58 | 1601 | 16 | 3 BHK | 820 | 902 | 29600 | 2,42,72,000 | 2,66,99,200 | 55500 | 27,06,000 |
| 59 | 1602 | 16 | 3 BHK | 820 | 902 | 29600 | 2,42,72,000 | 2,66,99,200 | 55500 | 27,06,000 |
| 60 | 1603 | 16 | 2 BHK | 617 | 679 | 29600 | 1,82,63,200 | 2,00,89,520 | 42000 | 20,36,100 |
| 61 | 1604 | 16 | 2 BHK | 617 | 679 | 29600 | 1,82,63,200 | 2,00,89,520 | 42000 | 20,36,100 |
| 62 | 1702 | 17 | 3 BHK | 820 | 902 | 29720 | 2,43,70,400 | 2,68,07,440 | 56000 | 27,06,000 |
| 63 | 1703 | 17 | 2 BHK | 617 | 679 | 29720 | 1,83,37,240 | 2,01,70,964 | 42000 | 20,36,100 |
| 64 | 1704 | 17 | 2 BHK | 617 | 679 | 29720 | 1,83,37,240 | 2,01,70,964 | 42000 | 20,36,100 |
| 65 | 1801 | 18 | 3 BHK | 820 | 902 | 29840 | 2,44,68,800 | 2,69,15,680 | 56000 | 27,06,000 |
| 66 | 1802 | 18 | 3 BHK | 820 | 902 | 29840 | 2,44,68,800 | 2,69,15,680 | 56000 | 27,06,000 |
| 67 | 1803 | 18 | 2 BHK | 617 | 679 | 29840 | 1,84,11,280 | 2,02,52,408 | 42000 | 20,36,100 |
| 68 | 1804 | 18 | 2 BHK | 617 | 679 | 29840 | 1,84,11,280 | 2,02,52,408 | 42000 | 20,36,100 |
| 69 | 1901 | 19 | 3 BHK | 820 | 902 | 29960 | 2,45,67,200 | 2,70,23,920 | 56500 | 27,06,000 |
| 70 | 1902 | 19 | 3 BHK | 820 | 902 | 29960 | 2,45,67,200 | 2,70,23,920 | 56500 | 27,06,000 |
| 71 | 1903 | 19 | 2 BHK | 617 | 679 | 29960 | 1,84,85,320 | 2,03,33,852 | 42500 | 20,36,100 |
| 72 | 1904 | 19 | 2 BHK | 617 | 679 | 29960 | 1,84,85,320 | 2,03,33,852 | 42500 | 20,36,100 |
| 73 | 2001 | 20 | 3 BHK | 820 | 902 | 30080 | 2,46,65,600 | 2,71,32,160 | 56500 | 27,06,000 |
| 74 | 2002 | 20 | 3 BHK | 820 | 902 | 30080 | 2,46,65,600 | 2,71,32,160 | 56500 | 27,06,000 |
| 75 | 2003 | 20 | 2 BHK | 617 | 679 | 30080 | 1,85,59,360 | 2,04,15,296 | 42500 | 20,36,100 |
| 76 | 2004 | 20 | 2 BHK | 617 | 679 | 30080 | 1,85,59,360 | 2,04,15,296 | 42500 | 20,36,100 |
| 77 | 2101 | 21 | 3 BHK | 820 | 902 | 30200 | 2,47,64,000 | 2,72,40,400 | 57000 | 27,06,000 |
| 78 | 2102 | 21 | 3 BHK | 820 | 902 | 30200 | 2,47,64,000 | 2,72,40,400 | 57000 | 27,06,000 |
| 79 | 2103 | 21 | 2 BHK | 617 | 679 | 30200 | 1,86,33,400 | 2,04,96,740 | 42500 | 20,36,100 |
| 80 | 2104 | 21 | 2 BHK | 617 | 679 | 30200 | 1,86,33,400 | 2,04,96,740 | 42500 | 20,36,100 |
| 81 | 2201 | 22 | 3 BHK | 820 | 902 | 30320 | 2,48,62,400 | 2,73,48,640 | 57000 | 27,06,000 |
| 82 | 2202 | 22 | 3 BHK | 820 | 902 | 30320 | 2,48,62,400 | 2,73,48,640 | 57000 | 27,06,000 |
| 83 | 2203 | 22 | 2 BHK | 617 | 679 | 30320 | 1,87,07,440 | 2,05,78,184 | 43000 | 20,36,100 |
| 84 | 2204 | 22 | 2 BHK | 617 | 679 | 30320 | 1,87,07,440 | 2,05,78,184 | 43000 | 20,36,100 |
| 85 | 2301 | 23 | 3 BHK | 820 | 902 | 30440 | 2,49,60,800 | 2,74,56,880 | 57000 | 27,06,000 |
| 86 | 2302 | 23 | 3 BHK | 820 | 902 | 30440 | 2,49,60,800 | 2,74,56,880 | 57000 | 27,06,000 |
| 87 | 2303 | 23 | 2 BHK | 617 | 679 | 30440 | 1,87,81,480 | 2,06,59,628 | 43000 | 20,36,100 |
| 88 | 2304 | 23 | 2 BHK | 617 | 679 | 30440 | 1,87,81,480 | 2,06,59,628 | 43000 | 20,36,100 |
| 89 | 2402 | 24 | 3 BHK | 820 | 902 | 30560 | 2,50,59,200 | 2,75,65,120 | 57500 | 27,06,000 |
| 90 | 2403 | 24 | 2 BHK | 617 | 679 | 30560 | 1,88,55,520 | 2,07,41,072 | 43000 | 20,36,100 |



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| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 91 | 2404 | 24 | 2 BHK | 617 | 679 | 30560 | 1,88,55,520 | 2,07,41,072 | 43000 | 20,36,100 |
| 92 | 2501 | 25 | 3 BHK | 820 | 902 | 30680 | 2,51,57,600 | 2,76,73,360 | 57500 | 27,06,000 |
| 93 | 2502 | 25 | 3 BHK | 820 | 902 | 30680 | 2,51,57,600 | 2,76,73,360 | 57500 | 27,06,000 |
| 94 | 2503 | 25 | 2 BHK | 617 | 679 | 30680 | 1,89,29,560 | 2,08,22,516 | 43500 | 20,36,100 |
| 95 | 2504 | 25 | 2 BHK | 617 | 679 | 30680 | 1,89,29,560 | 2,08,22,516 | 43500 | 20,36,100 |
| 96 | 2601 | 26 | 3 BHK | 820 | 902 | 30800 | 2,52,56,000 | 2,77,81,600 | 58000 | 27,06,000 |
| 97 | 2602 | 26 | 3 BHK | 820 | 902 | 30800 | 2,52,56,000 | 2,77,81,600 | 58000 | 27,06,000 |
| 98 | 2603 | 26 | 2 BHK | 617 | 679 | 30800 | 1,90,03,600 | 2,09,03,960 | 43500 | 20,36,100 |
| 99 | 2604 | 26 | 2 BHK | 617 | 679 | 30800 | 1,90,03,600 | 2,09,03,960 | 43500 | 20,36,100 |
| 100 | 2701 | 27 | 3 BHK | 820 | 902 | 30920 | 2,53,54,400 | 2,78,89,840 | 58000 | 27,06,000 |
| 101 | 2702 | 27 | 3 BHK | 820 | 902 | 30920 | 2,53,54,400 | 2,78,89,840 | 58000 | 27,06,000 |
| 102 | 2703 | 27 | 2 BHK | 617 | 679 | 30920 | 1,90,77,640 | 2,09,85,404 | 43500 | 20,36,100 |
| 103 | 2704 | 27 | 2 BHK | 617 | 679 | 30920 | 1,90,77,640 | 2,09,85,404 | 43500 | 20,36,100 |
| 104 | 2801 | 28 | 3 BHK | 820 | 902 | 31040 | 2,54,52,800 | 2,79,98,080 | 58500 | 27,06,000 |
| 105 | 2802 | 28 | 3 BHK | 820 | 902 | 31040 | 2,54,52,800 | 2,79,98,080 | 58500 | 27,06,000 |
| 106 | 2803 | 28 | 2 BHK | 617 | 679 | 31040 | 1,91,51,680 | 2,10,66,848 | 44000 | 20,36,100 |
| 107 | 2804 | 28 | 2 BHK | 617 | 679 | 31040 | 1,91,51,680 | 2,10,66,848 | 44000 | 20,36,100 |
| 108 | 2901 | 29 | 3 BHK | 820 | 902 | 31160 | 2,55,51,200 | 2,81,06,320 | 58500 | 27,06,000 |
| 109 | 2902 | 29 | 3 BHK | 820 | 902 | 31160 | 2,55,51,200 | 2,81,06,320 | 58500 | 27,06,000 |
| 110 | 2903 | 29 | 2 BHK | 617 | 679 | 31160 | 1,92,25,720 | 2,11,48,292 | 44000 | 20,36,100 |
| 111 | 2904 | 29 | 2 BHK | 617 | 679 | 31160 | 1,92,25,720 | 2,11,48,292 | 44000 | 20,36,100 |
| 112 | 3001 | 30 | 3 BHK | 820 | 902 | 31280 | 2,56,49,600 | 2,82,14,560 | 59000 | 27,06,000 |
| 113 | 3002 | 30 | 3 BHK | 820 | 902 | 31280 | 2,56,49,600 | 2,82,14,560 | 59000 | 27,06,000 |
| 114 | 3003 | 30 | 2 BHK | 617 | 679 | 31280 | 1,92,99,760 | 2,12,29,736 | 44000 | 20,36,100 |
| 115 | 3004 | 30 | 2 BHK | 617 | 679 | 31280 | 1,92,99,760 | 2,12,29,736 | 44000 | 20,36,100 |
| 116 | 3102 | 31 | 3 BHK | 820 | 902 | 31400 | 2,57,48,000 | 2,83,22,800 | 59000 | 27,06,000 |
| 117 | 3103 | 31 | 2 BHK | 617 | 679 | 31400 | 1,93,73,800 | 2,13,11,180 | 44500 | 20,36,100 |
| 118 | 3104 | 31 | 2 BHK | 617 | 679 | 31400 | 1,93,73,800 | 2,13,11,180 | 44500 | 20,36,100 |
| 119 | 3201 | 32 | 3 BHK | 820 | 902 | 31520 | 2,58,46,400 | 2,84,31,040 | 59000 | 27,06,000 |
| 120 | 3202 | 32 | 3 BHK | 820 | 902 | 31520 | 2,58,46,400 | 2,84,31,040 | 59000 | 27,06,000 |
| 121 | 3203 | 32 | 2 BHK | 617 | 679 | 31520 | 1,94,47,840 | 2,13,92,624 | 44500 | 20,36,100 |
| 122 | 3204 | 32 | 2 BHK | 617 | 679 | 31520 | 1,94,47,840 | 2,13,92,624 | 44500 | 20,36,100 |
| 123 | 3301 | 33 | 3 BHK | 820 | 902 | 31640 | 2,59,44,800 | 2,85,39,280 | 59500 | 27,06,000 |
| 124 | 3302 | 33 | 3 BHK | 820 | 902 | 31640 | 2,59,44,800 | 2,85,39,280 | 59500 | 27,06,000 |
| 125 | 3303 | 33 | 2 BHK | 617 | 679 | 31640 | 1,95,21,880 | 2,14,74,068 | 44500 | 20,36,100 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 126 | 3304 | 33 | 2 BHK | 617 | 679 | 31640 | 1,95,21,880 | 2,14,74,068 | 44500 | 20,36,100 |
| 127 | 3401 | 34 | 3 BHK | 820 | 902 | 31760 | 2,60,43,200 | 2,86,47,520 | 59500 | 27,06,000 |
| 128 | 3402 | 34 | 3 BHK | 820 | 902 | 31760 | 2,60,43,200 | 2,86,47,520 | 59500 | 27,06,000 |
| 129 | 3403 | 34 | 2 BHK | 617 | 679 | 31760 | 1,95,95,920 | 2,15,55,512 | 45000 | 20,36,100 |
| 130 | 3404 | 34 | 2 BHK | 617 | 679 | 31760 | 1,95,95,920 | 2,15,55,512 | 45000 | 20,36,100 |
| 131 | 3501 | 35 | 3 BHK | 820 | 902 | 31880 | 2,61,41,600 | 2,87,55,760 | 60000 | 27,06,000 |
| 132 | 3502 | 35 | 3 BHK | 820 | 902 | 31880 | 2,61,41,600 | 2,87,55,760 | 60000 | 27,06,000 |
| 133 | 3503 | 35 | 2 BHK | 617 | 679 | 31880 | 1,96,69,960 | 2,16,36,956 | 45000 | 20,36,100 |
| 134 | 3504 | 35 | 2 BHK | 617 | 679 | 31880 | 1,96,69,960 | 2,16,36,956 | 45000 | 20,36,100 |
| 135 | 3601 | 36 | 3 BHK | 820 | 902 | 32000 | 2,62,40,000 | 2,88,64,000 | 60000 | 27,06,000 |
| 136 | 3602 | 36 | 3 BHK | 820 | 902 | 32000 | 2,62,40,000 | 2,88,64,000 | 60000 | 27,06,000 |
| 137 | 3603 | 36 | 2 BHK | 617 | 679 | 32000 | 1,97,44,000 | 2,17,18,400 | 45000 | 20,36,100 |
| 138 | 3604 | 36 | 2 BHK | 617 | 679 | 32000 | 1,97,44,000 | 2,17,18,400 | 45000 | 20,36,100 |
| Total | | | | 98544 | 108398 | | 2,94,89,25,600 | 3,24,38,18,160 | | 32,51,95,200 |

2) B - Wing:

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 1 | 101 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 2 | 102 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 3 | 103 | 1 | 2 BHK | 493 | 542 | 27800 | 1,37,05,400 | 1,50,75,940 | 31500 | 16,26,900 |
| 4 | 104 | 1 | 2 BHK | 493 | 542 | 27800 | 1,37,05,400 | 1,50,75,940 | 31500 | 16,26,900 |
| 5 | 107 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 6 | 108 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 7 | 109 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 8 | 110 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 9 | 111 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 10 | 112 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 11 | 113 | 1 | 1 BHK | 391 | 430 | 27800 | 1,08,69,800 | 1,19,56,780 | 25000 | 12,90,300 |
| 12 | 114 | 1 | 2 BHK | 600 | 660 | 27800 | 1,66,80,000 | 1,83,48,000 | 38000 | 19,80,000 |
| 13 | 201 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 14 | 202 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 15 | 203 | 2 | 2 BHK | 493 | 542 | 27920 | 1,37,64,560 | 1,51,41,016 | 31500 | 16,26,900 |
| 16 | 204 | 2 | 2 BHK | 493 | 542 | 27920 | 1,37,64,560 | 1,51,41,016 | 31500 | 16,26,900 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 17 | 207 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 18 | 208 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 19 | 209 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 20 | 210 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 21 | 211 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 22 | 212 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 23 | 213 | 2 | 1 BHK | 391 | 430 | 27920 | 1,09,16,720 | 1,20,08,392 | 25000 | 12,90,300 |
| 24 | 214 | 2 | 2 BHK | 600 | 660 | 27920 | 1,67,52,000 | 1,84,27,200 | 38500 | 19,80,000 |
| 25 | 301 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 26 | 302 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 27 | 307 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 28 | 308 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 29 | 309 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 30 | 310 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 31 | 311 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 32 | 312 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 33 | 313 | 3 | 1 BHK | 391 | 430 | 28040 | 1,09,63,640 | 1,20,60,004 | 25000 | 12,90,300 |
| 34 | 314 | 3 | 2 BHK | 600 | 660 | 28040 | 1,68,24,000 | 1,85,06,400 | 38500 | 19,80,000 |
| 35 | 401 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 36 | 402 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 37 | 403 | 4 | 2 BHK | 493 | 542 | 28160 | 1,38,82,880 | 1,52,71,168 | 32000 | 16,26,900 |
| 38 | 404 | 4 | 2 BHK | 439 | 483 | 28160 | 1,23,62,240 | 1,35,98,464 | 28500 | 14,48,700 |
| 39 | 407 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 40 | 408 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 41 | 409 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 42 | 410 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 43 | 411 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 44 | 412 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 45 | 413 | 4 | 1 BHK | 391 | 430 | 28160 | 1,10,10,560 | 1,21,11,616 | 25000 | 12,90,300 |
| 46 | 414 | 4 | 2 BHK | 600 | 660 | 28160 | 1,68,96,000 | 1,85,85,600 | 38500 | 19,80,000 |
| 47 | 501 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 48 | 502 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 49 | 503 | 5 | 2 BHK | 493 | 542 | 28280 | 1,39,42,040 | 1,53,36,244 | 32000 | 16,26,900 |
| 50 | 504 | 5 | 2 BHK | 493 | 542 | 28280 | 1,39,42,040 | 1,53,36,244 | 32000 | 16,26,900 |
| 51 | 507 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 52 | 508 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 53 | 509 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 54 | 510 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 55 | 511 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 56 | 512 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 57 | 513 | 5 | 1 BHK | 391 | 430 | 28280 | 1,10,57,480 | 1,21,63,228 | 25500 | 12,90,300 |
| 58 | 514 | 5 | 2 BHK | 600 | 660 | 28280 | 1,69,68,000 | 1,86,64,800 | 39000 | 19,80,000 |
| 59 | 601 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 60 | 602 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 61 | 603 | 6 | 2 BHK | 493 | 542 | 28400 | 1,40,01,200 | 1,54,01,320 | 32000 | 16,26,900 |
| 62 | 604 | 6 | 2 BHK | 493 | 542 | 28400 | 1,40,01,200 | 1,54,01,320 | 32000 | 16,26,900 |
| 63 | 607 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 64 | 608 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 65 | 609 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 66 | 610 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 67 | 611 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 68 | 612 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 69 | 613 | 6 | 1 BHK | 391 | 430 | 28400 | 1,11,04,400 | 1,22,14,840 | 25500 | 12,90,300 |
| 70 | 614 | 6 | 2 BHK | 600 | 660 | 28400 | 1,70,40,000 | 1,87,44,000 | 39000 | 19,80,000 |
| 71 | 701 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 72 | 702 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 73 | 703 | 7 | 2 BHK | 493 | 542 | 28520 | 1,40,60,360 | 1,54,66,396 | 32000 | 16,26,900 |
| 74 | 704 | 7 | 2 BHK | 493 | 542 | 28520 | 1,40,60,360 | 1,54,66,396 | 32000 | 16,26,900 |
| 75 | 707 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 76 | 708 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 77 | 709 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 78 | 710 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 79 | 711 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 80 | 712 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 81 | 713 | 7 | 1 BHK | 391 | 430 | 28520 | 1,11,51,320 | 1,22,66,452 | 25500 | 12,90,300 |
| 82 | 714 | 7 | 2 BHK | 600 | 660 | 28520 | 1,71,12,000 | 1,88,23,200 | 39000 | 19,80,000 |
| 83 | 801 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 84 | 802 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 85 | 803 | 8 | 2 BHK | 493 | 542 | 28640 | 1,41,19,520 | 1,55,31,472 | 32500 | 16,26,900 |
| 86 | 804 | 8 | 2 BHK | 493 | 542 | 28640 | 1,41,19,520 | 1,55,31,472 | 32500 | 16,26,900 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 87 | 805 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 88 | 806 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 89 | 807 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 90 | 808 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 91 | 809 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 92 | 810 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 93 | 811 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 94 | 812 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 95 | 813 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 96 | 814 | 8 | 2 BHK | 600 | 660 | 28640 | 1,71,84,000 | 1,89,02,400 | 39500 | 19,80,000 |
| 97 | 901 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 98 | 902 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 99 | 903 | 9 | 2 BHK | 493 | 542 | 28760 | 1,41,78,680 | 1,55,96,548 | 32500 | 16,26,900 |
| 100 | 904 | 9 | 2 BHK | 493 | 542 | 28760 | 1,41,78,680 | 1,55,96,548 | 32500 | 16,26,900 |
| 101 | 905 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 102 | 906 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 103 | 907 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 104 | 908 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 105 | 909 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 106 | 910 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 107 | 911 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 108 | 912 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 109 | 913 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 110 | 914 | 9 | 2 BHK | 600 | 660 | 28760 | 1,72,56,000 | 1,89,81,600 | 39500 | 19,80,000 |
| 111 | 1001 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 112 | 1002 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 113 | 1006 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 114 | 1007 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 115 | 1008 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 116 | 1009 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 117 | 1010 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 118 | 1011 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 119 | 1012 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 120 | 1013 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 121 | 1014 | 10 | 2 BHK | 600 | 660 | 28880 | 1,73,28,000 | 1,90,60,800 | 39500 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 122 | 1101 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 123 | 1102 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 124 | 1103 | 11 | 2 BHK | 493 | 542 | 29000 | 1,42,97,000 | 1,57,26,700 | 33000 | 16,26,900 |
| 125 | 1104 | 11 | 2 BHK | 493 | 542 | 29000 | 1,42,97,000 | 1,57,26,700 | 33000 | 16,26,900 |
| 126 | 1105 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 127 | 1106 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 128 | 1107 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 129 | 1108 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 130 | 1109 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 131 | 1110 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 132 | 1111 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 133 | 1112 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 134 | 1113 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 135 | 1114 | 11 | 2 BHK | 600 | 660 | 29000 | 1,74,00,000 | 1,91,40,000 | 40000 | 19,80,000 |
| 136 | 1201 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 137 | 1202 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 138 | 1203 | 12 | 2 BHK | 493 | 542 | 29120 | 1,43,56,160 | 1,57,91,776 | 33000 | 16,26,900 |
| 139 | 1204 | 12 | 2 BHK | 493 | 542 | 29120 | 1,43,56,160 | 1,57,91,776 | 33000 | 16,26,900 |
| 140 | 1205 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 141 | 1206 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 142 | 1207 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 143 | 1208 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 144 | 1209 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 145 | 1210 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 146 | 1211 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 147 | 1212 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 148 | 1213 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 149 | 1214 | 12 | 2 BHK | 600 | 660 | 29120 | 1,74,72,000 | 1,92,19,200 | 40000 | 19,80,000 |
| 150 | 1301 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 151 | 1302 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 152 | 1303 | 13 | 2 BHK | 493 | 542 | 29240 | 1,44,15,320 | 1,58,56,852 | 33000 | 16,26,900 |
| 153 | 1304 | 13 | 2 BHK | 493 | 542 | 29240 | 1,44,15,320 | 1,58,56,852 | 33000 | 16,26,900 |
| 154 | 1305 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 155 | 1306 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 156 | 1307 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 157 | 1308 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 158 | 1309 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 159 | 1310 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 160 | 1311 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 161 | 1312 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 162 | 1313 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 163 | 1314 | 13 | 2 BHK | 600 | 660 | 29240 | 1,75,44,000 | 1,92,98,400 | 40000 | 19,80,000 |
| 164 | 1401 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 165 | 1402 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 166 | 1403 | 14 | 2 BHK | 493 | 542 | 29360 | 1,44,74,480 | 1,59,21,928 | 33000 | 16,26,900 |
| 167 | 1404 | 14 | 2 BHK | 493 | 542 | 29360 | 1,44,74,480 | 1,59,21,928 | 33000 | 16,26,900 |
| 168 | 1405 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 169 | 1406 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 170 | 1407 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 171 | 1408 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 172 | 1409 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 173 | 1410 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 174 | 1411 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 175 | 1412 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 176 | 1413 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 177 | 1414 | 14 | 2 BHK | 600 | 660 | 29360 | 1,76,16,000 | 1,93,77,600 | 40500 | 19,80,000 |
| 178 | 1501 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 179 | 1502 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 180 | 1503 | 15 | 2 BHK | 493 | 542 | 29480 | 1,45,33,640 | 1,59,87,004 | 33500 | 16,26,900 |
| 181 | 1504 | 15 | 2 BHK | 493 | 542 | 29480 | 1,45,33,640 | 1,59,87,004 | 33500 | 16,26,900 |
| 182 | 1505 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 183 | 1506 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 184 | 1507 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 185 | 1508 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 186 | 1509 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 187 | 1510 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 188 | 1511 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 189 | 1512 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 190 | 1513 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 191 | 1514 | 15 | 2 BHK | 600 | 660 | 29480 | 1,76,88,000 | 1,94,56,800 | 40500 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 192 | 1601 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 193 | 1602 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 194 | 1603 | 16 | 2 BHK | 493 | 542 | 29600 | 1,45,92,800 | 1,60,52,080 | 33500 | 16,26,900 |
| 195 | 1604 | 16 | 2 BHK | 493 | 542 | 29600 | 1,45,92,800 | 1,60,52,080 | 33500 | 16,26,900 |
| 196 | 1605 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 197 | 1606 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 198 | 1607 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 199 | 1608 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 200 | 1609 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 201 | 1610 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 202 | 1611 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 203 | 1612 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 204 | 1613 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 205 | 1614 | 16 | 2 BHK | 600 | 660 | 29600 | 1,77,60,000 | 1,95,36,000 | 40500 | 19,80,000 |
| 206 | 1701 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 207 | 1702 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 208 | 1706 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 209 | 1707 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 210 | 1708 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 211 | 1709 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 212 | 1710 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 213 | 1711 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 214 | 1712 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 215 | 1713 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 216 | 1714 | 17 | 2 BHK | 600 | 660 | 29720 | 1,78,32,000 | 1,96,15,200 | 41000 | 19,80,000 |
| 217 | 1801 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 218 | 1802 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 219 | 1803 | 18 | 2 BHK | 493 | 542 | 29840 | 1,47,11,120 | 1,61,82,232 | 33500 | 16,26,900 |
| 220 | 1804 | 18 | 2 BHK | 493 | 542 | 29840 | 1,47,11,120 | 1,61,82,232 | 33500 | 16,26,900 |
| 221 | 1805 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 222 | 1806 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 223 | 1807 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 224 | 1808 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 225 | 1809 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 226 | 1810 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 227 | 1811 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 228 | 1812 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 229 | 1813 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 230 | 1814 | 18 | 2 BHK | 600 | 660 | 29840 | 1,79,04,000 | 1,96,94,400 | 41000 | 19,80,000 |
| 231 | 1901 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 232 | 1902 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 233 | 1903 | 19 | 2 BHK | 493 | 542 | 29960 | 1,47,70,280 | 1,62,47,308 | 34000 | 16,26,900 |
| 234 | 1904 | 19 | 2 BHK | 493 | 542 | 29960 | 1,47,70,280 | 1,62,47,308 | 34000 | 16,26,900 |
| 235 | 1905 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 236 | 1906 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 237 | 1907 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 238 | 1908 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 239 | 1909 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 240 | 1910 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 241 | 1911 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 242 | 1912 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 243 | 1913 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 244 | 1914 | 19 | 2 BHK | 600 | 660 | 29960 | 1,79,76,000 | 1,97,73,600 | 41000 | 19,80,000 |
| 245 | 2001 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 246 | 2002 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 247 | 2003 | 20 | 2 BHK | 493 | 542 | 30080 | 1,48,29,440 | 1,63,12,384 | 34000 | 16,26,900 |
| 248 | 2004 | 20 | 2 BHK | 493 | 542 | 30080 | 1,48,29,440 | 1,63,12,384 | 34000 | 16,26,900 |
| 249 | 2005 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 250 | 2006 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 251 | 2007 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 252 | 2008 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 253 | 2009 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 254 | 2010 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 255 | 2011 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 256 | 2012 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 257 | 2013 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 258 | 2014 | 20 | 2 BHK | 600 | 660 | 30080 | 1,80,48,000 | 1,98,52,800 | 41500 | 19,80,000 |
| 259 | 2101 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 260 | 2102 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 261 | 2103 | 21 | 2 BHK | 493 | 542 | 30200 | 1,48,88,600 | 1,63,77,460 | 34000 | 16,26,900 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 262 | 2104 | 21 | 2 BHK | 493 | 542 | 30200 | 1,48,88,600 | 1,63,77,460 | 34000 | 16,26,900 |
| 263 | 2105 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 264 | 2106 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 265 | 2107 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 266 | 2108 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 267 | 2109 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 268 | 2110 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 269 | 2111 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 270 | 2112 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 271 | 2113 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 272 | 2114 | 21 | 2 BHK | 600 | 660 | 30200 | 1,81,20,000 | 1,99,32,000 | 41500 | 19,80,000 |
| 273 | 2201 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 274 | 2202 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 275 | 2203 | 22 | 2 BHK | 493 | 542 | 30320 | 1,49,47,760 | 1,64,42,536 | 34500 | 16,26,900 |
| 276 | 2204 | 22 | 2 BHK | 493 | 542 | 30320 | 1,49,47,760 | 1,64,42,536 | 34500 | 16,26,900 |
| 277 | 2205 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 278 | 2206 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 279 | 2207 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 280 | 2208 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 281 | 2209 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 282 | 2210 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 283 | 2211 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 284 | 2212 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 285 | 2213 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 286 | 2214 | 22 | 2 BHK | 600 | 660 | 30320 | 1,81,92,000 | 2,00,11,200 | 41500 | 19,80,000 |
| 287 | 2301 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 288 | 2302 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 289 | 2303 | 23 | 2 BHK | 493 | 542 | 30440 | 1,50,06,920 | 1,65,07,612 | 34500 | 16,26,900 |
| 290 | 2304 | 23 | 2 BHK | 493 | 542 | 30440 | 1,50,06,920 | 1,65,07,612 | 34500 | 16,26,900 |
| 291 | 2305 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 292 | 2306 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 293 | 2307 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 294 | 2308 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 295 | 2309 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 296 | 2310 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 297 | 2311 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 298 | 2312 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 299 | 2313 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 300 | 2314 | 23 | 2 BHK | 600 | 660 | 30440 | 1,82,64,000 | 2,00,90,400 | 42000 | 19,80,000 |
| 301 | 2401 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 302 | 2402 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 303 | 2406 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 304 | 2407 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 305 | 2408 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 306 | 2409 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 307 | 2410 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 308 | 2411 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 309 | 2412 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 310 | 2413 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 311 | 2414 | 24 | 2 BHK | 600 | 660 | 30560 | 1,83,36,000 | 2,01,69,600 | 42000 | 19,80,000 |
| 312 | 2501 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 313 | 2502 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 314 | 2503 | 25 | 2 BHK | 493 | 542 | 30680 | 1,51,25,240 | 1,66,37,764 | 34500 | 16,26,900 |
| 315 | 2504 | 25 | 2 BHK | 493 | 542 | 30680 | 1,51,25,240 | 1,66,37,764 | 34500 | 16,26,900 |
| 316 | 2505 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 317 | 2506 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 318 | 2507 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 319 | 2508 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 320 | 2509 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 321 | 2510 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 322 | 2511 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 323 | 2512 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 324 | 2513 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 325 | 2514 | 25 | 2 BHK | 600 | 660 | 30680 | 1,84,08,000 | 2,02,48,800 | 42000 | 19,80,000 |
| 326 | 2601 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 327 | 2602 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 328 | 2603 | 26 | 2 BHK | 493 | 542 | 30800 | 1,51,84,400 | 1,67,02,840 | 35000 | 16,26,900 |
| 329 | 2604 | 26 | 2 BHK | 493 | 542 | 30800 | 1,51,84,400 | 1,67,02,840 | 35000 | 16,26,900 |
| 330 | 2605 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 331 | 2606 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 332 | 2607 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 333 | 2608 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 334 | 2609 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 335 | 2610 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 336 | 2611 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 337 | 2612 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 338 | 2613 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 339 | 2614 | 26 | 2 BHK | 600 | 660 | 30800 | 1,84,80,000 | 2,03,28,000 | 42500 | 19,80,000 |
| 340 | 2701 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 341 | 2702 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 342 | 2703 | 27 | 2 BHK | 493 | 542 | 30920 | 1,52,43,560 | 1,67,67,916 | 35000 | 16,26,900 |
| 343 | 2704 | 27 | 2 BHK | 493 | 542 | 30920 | 1,52,43,560 | 1,67,67,916 | 35000 | 16,26,900 |
| 344 | 2705 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 345 | 2706 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 346 | 2707 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 347 | 2708 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 348 | 2709 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 349 | 2710 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 350 | 2711 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 351 | 2712 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 352 | 2713 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 353 | 2714 | 27 | 2 BHK | 600 | 660 | 30920 | 1,85,52,000 | 2,04,07,200 | 42500 | 19,80,000 |
| 354 | 2801 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 355 | 2802 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 356 | 2803 | 28 | 2 BHK | 493 | 542 | 31040 | 1,53,02,720 | 1,68,32,992 | 35000 | 16,26,900 |
| 357 | 2804 | 28 | 2 BHK | 493 | 542 | 31040 | 1,53,02,720 | 1,68,32,992 | 35000 | 16,26,900 |
| 358 | 2805 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 359 | 2806 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 360 | 2807 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 361 | 2808 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 362 | 2809 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 363 | 2810 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 364 | 2811 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 365 | 2812 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 366 | 2813 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 367 | 2814 | 28 | 2 BHK | 600 | 660 | 31040 | 1,86,24,000 | 2,04,86,400 | 42500 | 19,80,000 |
| 368 | 2901 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 369 | 2902 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 370 | 2903 | 29 | 2 BHK | 493 | 542 | 31160 | 1,53,61,880 | 1,68,98,068 | 35000 | 16,26,900 |
| 371 | 2904 | 29 | 2 BHK | 493 | 542 | 31160 | 1,53,61,880 | 1,68,98,068 | 35000 | 16,26,900 |
| 372 | 2905 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 373 | 2906 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 374 | 2907 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 375 | 2908 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 376 | 2909 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 377 | 2910 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 378 | 2911 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 379 | 2912 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 380 | 2913 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 381 | 2914 | 29 | 2 BHK | 600 | 660 | 31160 | 1,86,96,000 | 2,05,65,600 | 43000 | 19,80,000 |
| 382 | 3001 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 383 | 3002 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 384 | 3003 | 30 | 2 BHK | 493 | 542 | 31280 | 1,54,21,040 | 1,69,63,144 | 35500 | 16,26,900 |
| 385 | 3004 | 30 | 2 BHK | 493 | 542 | 31280 | 1,54,21,040 | 1,69,63,144 | 35500 | 16,26,900 |
| 386 | 3005 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 387 | 3006 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 388 | 3007 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 389 | 3008 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 390 | 3009 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 391 | 3010 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 392 | 3011 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 393 | 3012 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 394 | 3013 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 395 | 3014 | 30 | 2 BHK | 600 | 660 | 31280 | 1,87,68,000 | 2,06,44,800 | 43000 | 19,80,000 |
| 396 | 3101 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 397 | 3102 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 398 | 3105 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 399 | 3106 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 400 | 3107 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 401 | 3108 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 402 | 3109 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 403 | 3110 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 404 | 3111 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 405 | 3112 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 406 | 3113 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 407 | 3114 | 31 | 2 BHK | 600 | 660 | 31400 | 1,88,40,000 | 2,07,24,000 | 43000 | 19,80,000 |
| 408 | 3201 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 409 | 3202 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 410 | 3203 | 32 | 2 BHK | 493 | 542 | 31520 | 1,55,39,360 | 1,70,93,296 | 35500 | 16,26,900 |
| 411 | 3204 | 32 | 2 BHK | 493 | 542 | 31520 | 1,55,39,360 | 1,70,93,296 | 35500 | 16,26,900 |
| 412 | 3205 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 413 | 3206 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 414 | 3207 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 415 | 3208 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 416 | 3209 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 417 | 3210 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 418 | 3211 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 419 | 3212 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 420 | 3213 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 421 | 3214 | 32 | 2 BHK | 600 | 660 | 31520 | 1,89,12,000 | 2,08,03,200 | 43500 | 19,80,000 |
| 422 | 3301 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 423 | 3302 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 424 | 3303 | 33 | 2 BHK | 493 | 542 | 31640 | 1,55,98,520 | 1,71,58,372 | 35500 | 16,26,900 |
| 425 | 3304 | 33 | 2 BHK | 493 | 542 | 31640 | 1,55,98,520 | 1,71,58,372 | 35500 | 16,26,900 |
| 426 | 3305 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 427 | 3306 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 428 | 3307 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 429 | 3308 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 430 | 3309 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 431 | 3310 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 432 | 3311 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 433 | 3312 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 434 | 3313 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 435 | 3314 | 33 | 2 BHK | 600 | 660 | 31640 | 1,89,84,000 | 2,08,82,400 | 43500 | 19,80,000 |
| 436 | 3401 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 437 | 3402 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 438 | 3403 | 34 | 2 BHK | 493 | 542 | 31760 | 1,56,57,680 | 1,72,23,448 | 36000 | 16,26,900 |
| 439 | 3404 | 34 | 2 BHK | 493 | 542 | 31760 | 1,56,57,680 | 1,72,23,448 | 36000 | 16,26,900 |
| 440 | 3405 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 441 | 3406 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 442 | 3407 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 443 | 3408 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 444 | 3409 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 445 | 3410 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 446 | 3411 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 447 | 3412 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 448 | 3413 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 449 | 3414 | 34 | 2 BHK | 600 | 660 | 31760 | 1,90,56,000 | 2,09,61,600 | 43500 | 19,80,000 |
| 450 | 3501 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 451 | 3502 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 452 | 3503 | 35 | 2 BHK | 493 | 542 | 31880 | 1,57,16,840 | 1,72,88,524 | 36000 | 16,26,900 |
| 453 | 3504 | 35 | 2 BHK | 493 | 542 | 31880 | 1,57,16,840 | 1,72,88,524 | 36000 | 16,26,900 |
| 454 | 3505 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 455 | 3506 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 456 | 3507 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 457 | 3508 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 458 | 3509 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 459 | 3510 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 460 | 3511 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 461 | 3512 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 462 | 3513 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 463 | 3514 | 35 | 2 BHK | 600 | 660 | 31880 | 1,91,28,000 | 2,10,40,800 | 44000 | 19,80,000 |
| 464 | 3601 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 465 | 3602 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 466 | 3603 | 36 | 2 BHK | 493 | 542 | 32000 | 1,57,76,000 | 1,73,53,600 | 36000 | 16,26,900 |
| 467 | 3604 | 36 | 2 BHK | 493 | 542 | 32000 | 1,57,76,000 | 1,73,53,600 | 36000 | 16,26,900 |
| 468 | 3605 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 469 | 3606 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 470 | 3607 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 471 | 3608 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 472 | 3609 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 473 | 3610 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 474 | 3611 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 475 | 3612 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 476 | 3613 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 477 | 3614 | 36 | 2 BHK | 600 | 660 | 32000 | 1,92,00,000 | 2,11,20,000 | 44000 | 19,80,000 |
| Total | | | | 200301 | 220331 | | 5,99,97,17,160 | 6,59,96,88,876 | | 66,09,93,300 |

3) C - Wing:

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 1 | 105 | 1 | 2 BHK | 600 | 660 | 27800 | 1,66,80,000 | 1,83,48,000 | 38000 | 19,80,000 |
| 2 | 106 | 1 | 2 BHK | 600 | 660 | 27800 | 1,66,80,000 | 1,83,48,000 | 38000 | 19,80,000 |
| 3 | 107 | 1 | 2 BHK | 600 | 660 | 27800 | 1,66,80,000 | 1,83,48,000 | 38000 | 19,80,000 |
| 4 | 108 | 1 | 2 BHK | 600 | 660 | 27800 | 1,66,80,000 | 1,83,48,000 | 38000 | 19,80,000 |
| 5 | 205 | 2 | 2 BHK | 600 | 660 | 27920 | 1,67,52,000 | 1,84,27,200 | 38500 | 19,80,000 |
| 6 | 206 | 2 | 2 BHK | 600 | 660 | 27920 | 1,67,52,000 | 1,84,27,200 | 38500 | 19,80,000 |
| 7 | 207 | 2 | 2 BHK | 600 | 660 | 27920 | 1,67,52,000 | 1,84,27,200 | 38500 | 19,80,000 |
| 8 | 208 | 2 | 2 BHK | 600 | 660 | 27920 | 1,67,52,000 | 1,84,27,200 | 38500 | 19,80,000 |
| 9 | 305 | 3 | 2 BHK | 600 | 660 | 28040 | 1,68,24,000 | 1,85,06,400 | 38500 | 19,80,000 |
| 10 | 306 | 3 | 2 BHK | 600 | 660 | 28040 | 1,68,24,000 | 1,85,06,400 | 38500 | 19,80,000 |
| 11 | 307 | 3 | 2 BHK | 600 | 660 | 28040 | 1,68,24,000 | 1,85,06,400 | 38500 | 19,80,000 |
| 12 | 308 | 3 | 2 BHK | 600 | 660 | 28040 | 1,68,24,000 | 1,85,06,400 | 38500 | 19,80,000 |
| 13 | 405 | 4 | 2 BHK | 600 | 660 | 28160 | 1,68,96,000 | 1,85,85,600 | 38500 | 19,80,000 |
| 14 | 406 | 4 | 2 BHK | 600 | 660 | 28160 | 1,68,96,000 | 1,85,85,600 | 38500 | 19,80,000 |
| 15 | 407 | 4 | 2 BHK | 600 | 660 | 28160 | 1,68,96,000 | 1,85,85,600 | 38500 | 19,80,000 |
| 16 | 408 | 4 | 2 BHK | 600 | 660 | 28160 | 1,68,96,000 | 1,85,85,600 | 38500 | 19,80,000 |
| 17 | 505 | 5 | 2 BHK | 600 | 660 | 28280 | 1,69,68,000 | 1,86,64,800 | 39000 | 19,80,000 |
| 18 | 506 | 5 | 2 BHK | 600 | 660 | 28280 | 1,69,68,000 | 1,86,64,800 | 39000 | 19,80,000 |
| 19 | 507 | 5 | 2 BHK | 600 | 660 | 28280 | 1,69,68,000 | 1,86,64,800 | 39000 | 19,80,000 |
| 20 | 508 | 5 | 2 BHK | 600 | 660 | 28280 | 1,69,68,000 | 1,86,64,800 | 39000 | 19,80,000 |
| 21 | 605 | 6 | 2 BHK | 600 | 660 | 28400 | 1,70,40,000 | 1,87,44,000 | 39000 | 19,80,000 |
| 22 | 606 | 6 | 2 BHK | 600 | 660 | 28400 | 1,70,40,000 | 1,87,44,000 | 39000 | 19,80,000 |
| 23 | 607 | 6 | 2 BHK | 600 | 660 | 28400 | 1,70,40,000 | 1,87,44,000 | 39000 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 24 | 608 | 6 | 2 BHK | 600 | 660 | 28400 | 1,70,40,000 | 1,87,44,000 | 39000 | 19,80,000 |
| 25 | 705 | 7 | 2 BHK | 600 | 660 | 28520 | 1,71,12,000 | 1,88,23,200 | 39000 | 19,80,000 |
| 26 | 706 | 7 | 2 BHK | 600 | 660 | 28520 | 1,71,12,000 | 1,88,23,200 | 39000 | 19,80,000 |
| 27 | 707 | 7 | 2 BHK | 600 | 660 | 28520 | 1,71,12,000 | 1,88,23,200 | 39000 | 19,80,000 |
| 28 | 708 | 7 | 2 BHK | 600 | 660 | 28520 | 1,71,12,000 | 1,88,23,200 | 39000 | 19,80,000 |
| 29 | 801 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 30 | 802 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 31 | 803 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 32 | 804 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 33 | 805 | 8 | 2 BHK | 600 | 660 | 28640 | 1,71,84,000 | 1,89,02,400 | 39500 | 19,80,000 |
| 34 | 806 | 8 | 2 BHK | 600 | 660 | 28640 | 1,71,84,000 | 1,89,02,400 | 39500 | 19,80,000 |
| 35 | 807 | 8 | 2 BHK | 600 | 660 | 28640 | 1,71,84,000 | 1,89,02,400 | 39500 | 19,80,000 |
| 36 | 808 | 8 | 2 BHK | 600 | 660 | 28640 | 1,71,84,000 | 1,89,02,400 | 39500 | 19,80,000 |
| 37 | 901 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 38 | 902 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 39 | 903 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 40 | 904 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 41 | 905 | 9 | 2 BHK | 600 | 660 | 28760 | 1,72,56,000 | 1,89,81,600 | 39500 | 19,80,000 |
| 42 | 906 | 9 | 2 BHK | 600 | 660 | 28760 | 1,72,56,000 | 1,89,81,600 | 39500 | 19,80,000 |
| 43 | 907 | 9 | 2 BHK | 600 | 660 | 28760 | 1,72,56,000 | 1,89,81,600 | 39500 | 19,80,000 |
| 44 | 908 | 9 | 2 BHK | 600 | 660 | 28760 | 1,72,56,000 | 1,89,81,600 | 39500 | 19,80,000 |
| 45 | 1003 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 46 | 1004 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 47 | 1005 | 10 | 2 BHK | 600 | 660 | 28880 | 1,73,28,000 | 1,90,60,800 | 39500 | 19,80,000 |
| 48 | 1006 | 10 | 2 BHK | 600 | 660 | 28880 | 1,73,28,000 | 1,90,60,800 | 39500 | 19,80,000 |
| 49 | 1007 | 10 | 2 BHK | 600 | 660 | 28880 | 1,73,28,000 | 1,90,60,800 | 39500 | 19,80,000 |
| 50 | 1008 | 10 | 2 BHK | 600 | 660 | 28880 | 1,73,28,000 | 1,90,60,800 | 39500 | 19,80,000 |
| 51 | 1101 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 52 | 1102 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 53 | 1103 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 54 | 1104 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 55 | 1105 | 11 | 2 BHK | 600 | 660 | 29000 | 1,74,00,000 | 1,91,40,000 | 40000 | 19,80,000 |
| 56 | 1106 | 11 | 2 BHK | 600 | 660 | 29000 | 1,74,00,000 | 1,91,40,000 | 40000 | 19,80,000 |
| 57 | 1107 | 11 | 2 BHK | 600 | 660 | 29000 | 1,74,00,000 | 1,91,40,000 | 40000 | 19,80,000 |
| 58 | 1108 | 11 | 2 BHK | 600 | 660 | 29000 | 1,74,00,000 | 1,91,40,000 | 40000 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 59 | 1201 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 60 | 1202 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 61 | 1203 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 62 | 1204 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 63 | 1205 | 12 | 2 BHK | 600 | 660 | 29120 | 1,74,72,000 | 1,92,19,200 | 40000 | 19,80,000 |
| 64 | 1206 | 12 | 2 BHK | 600 | 660 | 29120 | 1,74,72,000 | 1,92,19,200 | 40000 | 19,80,000 |
| 65 | 1207 | 12 | 2 BHK | 600 | 660 | 29120 | 1,74,72,000 | 1,92,19,200 | 40000 | 19,80,000 |
| 66 | 1208 | 12 | 2 BHK | 600 | 660 | 29120 | 1,74,72,000 | 1,92,19,200 | 40000 | 19,80,000 |
| 67 | 1301 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 68 | 1302 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 69 | 1303 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 70 | 1304 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |
| 71 | 1305 | 13 | 2 BHK | 600 | 660 | 29240 | 1,75,44,000 | 1,92,98,400 | 40000 | 19,80,000 |
| 72 | 1306 | 13 | 2 BHK | 600 | 660 | 29240 | 1,75,44,000 | 1,92,98,400 | 40000 | 19,80,000 |
| 73 | 1307 | 13 | 2 BHK | 600 | 660 | 29240 | 1,75,44,000 | 1,92,98,400 | 40000 | 19,80,000 |
| 74 | 1308 | 13 | 2 BHK | 600 | 660 | 29240 | 1,75,44,000 | 1,92,98,400 | 40000 | 19,80,000 |
| 75 | 1401 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 76 | 1402 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 77 | 1403 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 78 | 1404 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 79 | 1405 | 14 | 2 BHK | 600 | 660 | 29360 | 1,76,16,000 | 1,93,77,600 | 40500 | 19,80,000 |
| 80 | 1406 | 14 | 2 BHK | 600 | 660 | 29360 | 1,76,16,000 | 1,93,77,600 | 40500 | 19,80,000 |
| 81 | 1407 | 14 | 2 BHK | 600 | 660 | 29360 | 1,76,16,000 | 1,93,77,600 | 40500 | 19,80,000 |
| 82 | 1408 | 14 | 2 BHK | 600 | 660 | 29360 | 1,76,16,000 | 1,93,77,600 | 40500 | 19,80,000 |
| 83 | 1501 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 84 | 1502 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 85 | 1503 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 86 | 1504 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 87 | 1505 | 15 | 2 BHK | 600 | 660 | 29480 | 1,76,88,000 | 1,94,56,800 | 40500 | 19,80,000 |
| 88 | 1506 | 15 | 2 BHK | 600 | 660 | 29480 | 1,76,88,000 | 1,94,56,800 | 40500 | 19,80,000 |
| 89 | 1507 | 15 | 2 BHK | 600 | 660 | 29480 | 1,76,88,000 | 1,94,56,800 | 40500 | 19,80,000 |
| 90 | 1508 | 15 | 2 BHK | 600 | 660 | 29480 | 1,76,88,000 | 1,94,56,800 | 40500 | 19,80,000 |
| 91 | 1601 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 92 | 1602 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 93 | 1603 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |



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| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 94 | 1604 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 95 | 1605 | 16 | 2 BHK | 600 | 660 | 29600 | 1,77,60,000 | 1,95,36,000 | 40500 | 19,80,000 |
| 96 | 1606 | 16 | 2 BHK | 600 | 660 | 29600 | 1,77,60,000 | 1,95,36,000 | 40500 | 19,80,000 |
| 97 | 1607 | 16 | 2 BHK | 600 | 660 | 29600 | 1,77,60,000 | 1,95,36,000 | 40500 | 19,80,000 |
| 98 | 1608 | 16 | 2 BHK | 600 | 660 | 29600 | 1,77,60,000 | 1,95,36,000 | 40500 | 19,80,000 |
| 99 | 1703 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 100 | 1704 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 101 | 1705 | 17 | 2 BHK | 600 | 660 | 29720 | 1,78,32,000 | 1,96,15,200 | 41000 | 19,80,000 |
| 102 | 1706 | 17 | 2 BHK | 600 | 660 | 29720 | 1,78,32,000 | 1,96,15,200 | 41000 | 19,80,000 |
| 103 | 1707 | 17 | 2 BHK | 600 | 660 | 29720 | 1,78,32,000 | 1,96,15,200 | 41000 | 19,80,000 |
| 104 | 1708 | 17 | 2 BHK | 600 | 660 | 29720 | 1,78,32,000 | 1,96,15,200 | 41000 | 19,80,000 |
| 105 | 1801 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 106 | 1802 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 107 | 1803 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 108 | 1804 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 109 | 1805 | 18 | 2 BHK | 600 | 660 | 29840 | 1,79,04,000 | 1,96,94,400 | 41000 | 19,80,000 |
| 110 | 1806 | 18 | 2 BHK | 600 | 660 | 29840 | 1,79,04,000 | 1,96,94,400 | 41000 | 19,80,000 |
| 111 | 1807 | 18 | 2 BHK | 600 | 660 | 29840 | 1,79,04,000 | 1,96,94,400 | 41000 | 19,80,000 |
| 112 | 1808 | 18 | 2 BHK | 600 | 660 | 29840 | 1,79,04,000 | 1,96,94,400 | 41000 | 19,80,000 |
| 113 | 1901 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 114 | 1902 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 115 | 1903 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 116 | 1904 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 117 | 1905 | 19 | 2 BHK | 600 | 660 | 29960 | 1,79,76,000 | 1,97,73,600 | 41000 | 19,80,000 |
| 118 | 1906 | 19 | 2 BHK | 600 | 660 | 29960 | 1,79,76,000 | 1,97,73,600 | 41000 | 19,80,000 |
| 119 | 1907 | 19 | 2 BHK | 600 | 660 | 29960 | 1,79,76,000 | 1,97,73,600 | 41000 | 19,80,000 |
| 120 | 1908 | 19 | 2 BHK | 600 | 660 | 29960 | 1,79,76,000 | 1,97,73,600 | 41000 | 19,80,000 |
| 121 | 2001 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 122 | 2002 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 123 | 2003 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 124 | 2004 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 125 | 2005 | 20 | 2 BHK | 600 | 660 | 30080 | 1,80,48,000 | 1,98,52,800 | 41500 | 19,80,000 |
| 126 | 2006 | 20 | 2 BHK | 600 | 660 | 30080 | 1,80,48,000 | 1,98,52,800 | 41500 | 19,80,000 |
| 127 | 2007 | 20 | 2 BHK | 600 | 660 | 30080 | 1,80,48,000 | 1,98,52,800 | 41500 | 19,80,000 |
| 128 | 2008 | 20 | 2 BHK | 600 | 660 | 30080 | 1,80,48,000 | 1,98,52,800 | 41500 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 129 | 2101 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 130 | 2102 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 131 | 2103 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 132 | 2104 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 133 | 2105 | 21 | 2 BHK | 600 | 660 | 30200 | 1,81,20,000 | 1,99,32,000 | 41500 | 19,80,000 |
| 134 | 2106 | 21 | 2 BHK | 600 | 660 | 30200 | 1,81,20,000 | 1,99,32,000 | 41500 | 19,80,000 |
| 135 | 2107 | 21 | 2 BHK | 600 | 660 | 30200 | 1,81,20,000 | 1,99,32,000 | 41500 | 19,80,000 |
| 136 | 2108 | 21 | 2 BHK | 600 | 660 | 30200 | 1,81,20,000 | 1,99,32,000 | 41500 | 19,80,000 |
| 137 | 2201 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 138 | 2202 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 139 | 2203 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 140 | 2204 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |
| 141 | 2205 | 22 | 2 BHK | 600 | 660 | 30320 | 1,81,92,000 | 2,00,11,200 | 41500 | 19,80,000 |
| 142 | 2206 | 22 | 2 BHK | 600 | 660 | 30320 | 1,81,92,000 | 2,00,11,200 | 41500 | 19,80,000 |
| 143 | 2207 | 22 | 2 BHK | 600 | 660 | 30320 | 1,81,92,000 | 2,00,11,200 | 41500 | 19,80,000 |
| 144 | 2208 | 22 | 2 BHK | 600 | 660 | 30320 | 1,81,92,000 | 2,00,11,200 | 41500 | 19,80,000 |
| 145 | 2301 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 146 | 2302 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 147 | 2303 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 148 | 2304 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 149 | 2305 | 23 | 2 BHK | 600 | 660 | 30440 | 1,82,64,000 | 2,00,90,400 | 42000 | 19,80,000 |
| 150 | 2306 | 23 | 2 BHK | 600 | 660 | 30440 | 1,82,64,000 | 2,00,90,400 | 42000 | 19,80,000 |
| 151 | 2307 | 23 | 2 BHK | 600 | 660 | 30440 | 1,82,64,000 | 2,00,90,400 | 42000 | 19,80,000 |
| 152 | 2308 | 23 | 2 BHK | 600 | 660 | 30440 | 1,82,64,000 | 2,00,90,400 | 42000 | 19,80,000 |
| 153 | 2403 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 154 | 2404 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 155 | 2405 | 24 | 2 BHK | 600 | 660 | 30560 | 1,83,36,000 | 2,01,69,600 | 42000 | 19,80,000 |
| 156 | 2406 | 24 | 2 BHK | 600 | 660 | 30560 | 1,83,36,000 | 2,01,69,600 | 42000 | 19,80,000 |
| 157 | 2407 | 24 | 2 BHK | 600 | 660 | 30560 | 1,83,36,000 | 2,01,69,600 | 42000 | 19,80,000 |
| 158 | 2408 | 24 | 2 BHK | 600 | 660 | 30560 | 1,83,36,000 | 2,01,69,600 | 42000 | 19,80,000 |
| 159 | 2501 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 160 | 2502 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 161 | 2503 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 162 | 2504 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 163 | 2505 | 25 | 2 BHK | 600 | 660 | 30680 | 1,84,08,000 | 2,02,48,800 | 42000 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 164 | 2506 | 25 | 2 BHK | 600 | 660 | 30680 | 1,84,08,000 | 2,02,48,800 | 42000 | 19,80,000 |
| 165 | 2507 | 25 | 2 BHK | 600 | 660 | 30680 | 1,84,08,000 | 2,02,48,800 | 42000 | 19,80,000 |
| 166 | 2508 | 25 | 2 BHK | 600 | 660 | 30680 | 1,84,08,000 | 2,02,48,800 | 42000 | 19,80,000 |
| 167 | 2601 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 168 | 2602 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 169 | 2603 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 170 | 2604 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 171 | 2605 | 26 | 2 BHK | 600 | 660 | 30800 | 1,84,80,000 | 2,03,28,000 | 42500 | 19,80,000 |
| 172 | 2606 | 26 | 2 BHK | 600 | 660 | 30800 | 1,84,80,000 | 2,03,28,000 | 42500 | 19,80,000 |
| 173 | 2607 | 26 | 2 BHK | 600 | 660 | 30800 | 1,84,80,000 | 2,03,28,000 | 42500 | 19,80,000 |
| 174 | 2608 | 26 | 2 BHK | 600 | 660 | 30800 | 1,84,80,000 | 2,03,28,000 | 42500 | 19,80,000 |
| 175 | 2701 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 176 | 2702 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 177 | 2703 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 178 | 2704 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 179 | 2705 | 27 | 2 BHK | 600 | 660 | 30920 | 1,85,52,000 | 2,04,07,200 | 42500 | 19,80,000 |
| 180 | 2706 | 27 | 2 BHK | 600 | 660 | 30920 | 1,85,52,000 | 2,04,07,200 | 42500 | 19,80,000 |
| 181 | 2707 | 27 | 2 BHK | 600 | 660 | 30920 | 1,85,52,000 | 2,04,07,200 | 42500 | 19,80,000 |
| 182 | 2708 | 27 | 2 BHK | 600 | 660 | 30920 | 1,85,52,000 | 2,04,07,200 | 42500 | 19,80,000 |
| 183 | 2801 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 184 | 2802 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 185 | 2803 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 186 | 2804 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 187 | 2805 | 28 | 2 BHK | 600 | 660 | 31040 | 1,86,24,000 | 2,04,86,400 | 42500 | 19,80,000 |
| 188 | 2806 | 28 | 2 BHK | 600 | 660 | 31040 | 1,86,24,000 | 2,04,86,400 | 42500 | 19,80,000 |
| 189 | 2807 | 28 | 2 BHK | 600 | 660 | 31040 | 1,86,24,000 | 2,04,86,400 | 42500 | 19,80,000 |
| 190 | 2808 | 28 | 2 BHK | 600 | 660 | 31040 | 1,86,24,000 | 2,04,86,400 | 42500 | 19,80,000 |
| 191 | 2901 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 192 | 2902 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 193 | 2903 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 194 | 2904 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 195 | 2905 | 29 | 2 BHK | 600 | 660 | 31160 | 1,86,96,000 | 2,05,65,600 | 43000 | 19,80,000 |
| 196 | 2906 | 29 | 2 BHK | 600 | 660 | 31160 | 1,86,96,000 | 2,05,65,600 | 43000 | 19,80,000 |
| 197 | 2907 | 29 | 2 BHK | 600 | 660 | 31160 | 1,86,96,000 | 2,05,65,600 | 43000 | 19,80,000 |
| 198 | 2908 | 29 | 2 BHK | 600 | 660 | 31160 | 1,86,96,000 | 2,05,65,600 | 43000 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 199 | 3001 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 200 | 3002 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 201 | 3003 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 202 | 3004 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 203 | 3005 | 30 | 2 BHK | 600 | 660 | 31280 | 1,87,68,000 | 2,06,44,800 | 43000 | 19,80,000 |
| 204 | 3006 | 30 | 2 BHK | 600 | 660 | 31280 | 1,87,68,000 | 2,06,44,800 | 43000 | 19,80,000 |
| 205 | 3007 | 30 | 2 BHK | 600 | 660 | 31280 | 1,87,68,000 | 2,06,44,800 | 43000 | 19,80,000 |
| 206 | 3008 | 30 | 2 BHK | 600 | 660 | 31280 | 1,87,68,000 | 2,06,44,800 | 43000 | 19,80,000 |
| 207 | 3103 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 208 | 3104 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |
| 209 | 3105 | 31 | 2 BHK | 600 | 660 | 31400 | 1,88,40,000 | 2,07,24,000 | 43000 | 19,80,000 |
| 210 | 3106 | 31 | 2 BHK | 600 | 660 | 31400 | 1,88,40,000 | 2,07,24,000 | 43000 | 19,80,000 |
| 211 | 3107 | 31 | 2 BHK | 600 | 660 | 31400 | 1,88,40,000 | 2,07,24,000 | 43000 | 19,80,000 |
| 212 | 3108 | 31 | 2 BHK | 600 | 660 | 31400 | 1,88,40,000 | 2,07,24,000 | 43000 | 19,80,000 |
| 213 | 3201 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 214 | 3202 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 215 | 3203 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 216 | 3204 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 217 | 3205 | 32 | 2 BHK | 600 | 660 | 31520 | 1,89,12,000 | 2,08,03,200 | 43500 | 19,80,000 |
| 218 | 3206 | 32 | 2 BHK | 600 | 660 | 31520 | 1,89,12,000 | 2,08,03,200 | 43500 | 19,80,000 |
| 219 | 3207 | 32 | 2 BHK | 600 | 660 | 31520 | 1,89,12,000 | 2,08,03,200 | 43500 | 19,80,000 |
| 220 | 3208 | 32 | 2 BHK | 600 | 660 | 31520 | 1,89,12,000 | 2,08,03,200 | 43500 | 19,80,000 |
| 221 | 3301 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 222 | 3302 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 223 | 3303 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 224 | 3304 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 225 | 3305 | 33 | 2 BHK | 600 | 660 | 31640 | 1,89,84,000 | 2,08,82,400 | 43500 | 19,80,000 |
| 226 | 3306 | 33 | 2 BHK | 600 | 660 | 31640 | 1,89,84,000 | 2,08,82,400 | 43500 | 19,80,000 |
| 227 | 3307 | 33 | 2 BHK | 600 | 660 | 31640 | 1,89,84,000 | 2,08,82,400 | 43500 | 19,80,000 |
| 228 | 3308 | 33 | 2 BHK | 600 | 660 | 31640 | 1,89,84,000 | 2,08,82,400 | 43500 | 19,80,000 |
| 229 | 3401 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 230 | 3402 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 231 | 3403 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 232 | 3404 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 233 | 3405 | 34 | 2 BHK | 600 | 660 | 31760 | 1,90,56,000 | 2,09,61,600 | 43500 | 19,80,000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 234 | 3406 | 34 | 2 BHK | 600 | 660 | 31760 | 1,90,56,000 | 2,09,61,600 | 43500 | 19,80,000 |
| 235 | 3407 | 34 | 2 BHK | 600 | 660 | 31760 | 1,90,56,000 | 2,09,61,600 | 43500 | 19,80,000 |
| 236 | 3408 | 34 | 2 BHK | 600 | 660 | 31760 | 1,90,56,000 | 2,09,61,600 | 43500 | 19,80,000 |
| 237 | 3501 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 238 | 3502 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 239 | 3503 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 240 | 3504 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 241 | 3505 | 35 | 2 BHK | 600 | 660 | 31880 | 1,91,28,000 | 2,10,40,800 | 44000 | 19,80,000 |
| 242 | 3506 | 35 | 2 BHK | 600 | 660 | 31880 | 1,91,28,000 | 2,10,40,800 | 44000 | 19,80,000 |
| 243 | 3507 | 35 | 2 BHK | 600 | 660 | 31880 | 1,91,28,000 | 2,10,40,800 | 44000 | 19,80,000 |
| 244 | 3508 | 35 | 2 BHK | 600 | 660 | 31880 | 1,91,28,000 | 2,10,40,800 | 44000 | 19,80,000 |
| 245 | 3601 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 246 | 3602 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 247 | 3603 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 248 | 3604 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 249 | 3605 | 36 | 2 BHK | 600 | 660 | 32000 | 1,92,00,000 | 2,11,20,000 | 44000 | 19,80,000 |
| 250 | 3606 | 36 | 2 BHK | 600 | 660 | 32000 | 1,92,00,000 | 2,11,20,000 | 44000 | 19,80,000 |
| 251 | 3607 | 36 | 2 BHK | 600 | 660 | 32000 | 1,92,00,000 | 2,11,20,000 | 44000 | 19,80,000 |
| 252 | 3608 | 36 | 2 BHK | 600 | 660 | 32000 | 1,92,00,000 | 2,11,20,000 | 44000 | 19,80,000 |
| Total | | | | 128628 | 141491 | 7581600 | 3,86,42,76,000 | 4,25,07,03,600 | | 42,44,72,400 |

4a) D – Wing (Approved Inventory):

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 1 | 103 | 1 | 2 BHK | 498 | 548 | 27800 | 1,38,44,400 | 1,52,28,840 | 31500 | 16,43,400 |
| 2 | 104 | 1 | 3 BHK | 846 | 931 | 27800 | 2,35,18,800 | 2,58,70,680 | 54000 | 27,91,800 |
| 3 | 105 | 1 | 2 BHK | 612 | 673 | 27800 | 1,70,13,600 | 1,87,14,960 | 39000 | 20,19,600 |
| 4 | 106 | 1 | 2 BHK | 612 | 673 | 27800 | 1,70,13,600 | 1,87,14,960 | 39000 | 20,19,600 |
| 5 | 107 | 1 | 2 BHK | 605 | 666 | 27800 | 1,68,19,000 | 1,85,00,900 | 38500 | 19,96,500 |
| 6 | 108 | 1 | 2 BHK | 604 | 664 | 27800 | 1,67,91,200 | 1,84,70,320 | 38500 | 19,93,200 |
| 7 | 203 | 2 | 2 BHK | 498 | 548 | 27920 | 1,39,04,160 | 1,52,94,576 | 32000 | 16,43,400 |
| 8 | 204 | 2 | 3 BHK | 846 | 931 | 27920 | 2,36,20,320 | 2,59,82,352 | 54000 | 27,91,800 |
| 9 | 205 | 2 | 2 BHK | 612 | 673 | 27920 | 1,70,87,040 | 1,87,95,744 | 39000 | 20,19,600 |
| 10 | 206 | 2 | 2 BHK | 612 | 673 | 27920 | 1,70,87,040 | 1,87,95,744 | 39000 | 20,19,600 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 11 | 207 | 2 | 2 BHK | 605 | 666 | 27920 | 1,68,91,600 | 1,85,80,760 | 38500 | 19,96,500 |
| 12 | 208 | 2 | 2 BHK | 604 | 664 | 27920 | 1,68,63,680 | 1,85,50,048 | 38500 | 19,93,200 |
| 13 | 304 | 3 | 3 BHK | 846 | 931 | 28040 | 2,37,21,840 | 2,60,94,024 | 54500 | 27,91,800 |
| 14 | 305 | 3 | 2 BHK | 612 | 673 | 28040 | 1,71,60,480 | 1,88,76,528 | 39500 | 20,19,600 |
| 15 | 306 | 3 | 2 BHK | 612 | 673 | 28040 | 1,71,60,480 | 1,88,76,528 | 39500 | 20,19,600 |
| 16 | 307 | 3 | 2 BHK | 605 | 666 | 28040 | 1,69,64,200 | 1,86,60,620 | 39000 | 19,96,500 |
| 17 | 308 | 3 | 2 BHK | 604 | 664 | 28040 | 1,69,36,160 | 1,86,29,776 | 39000 | 19,93,200 |
| 18 | 403 | 4 | 2 BHK | 498 | 548 | 28160 | 1,40,23,680 | 1,54,26,048 | 32000 | 16,43,400 |
| 19 | 404 | 4 | 3 BHK | 846 | 931 | 28160 | 2,38,23,360 | 2,62,05,696 | 54500 | 27,91,800 |
| 20 | 405 | 4 | 2 BHK | 612 | 673 | 28160 | 1,72,33,920 | 1,89,57,312 | 39500 | 20,19,600 |
| 21 | 406 | 4 | 2 BHK | 612 | 673 | 28160 | 1,72,33,920 | 1,89,57,312 | 39500 | 20,19,600 |
| 22 | 407 | 4 | 2 BHK | 605 | 666 | 28160 | 1,70,36,800 | 1,87,40,480 | 39000 | 19,96,500 |
| 23 | 408 | 4 | 2 BHK | 604 | 664 | 28160 | 1,70,08,640 | 1,87,09,504 | 39000 | 19,93,200 |
| 24 | 503 | 5 | 2 BHK | 498 | 548 | 28280 | 1,40,83,440 | 1,54,91,784 | 32500 | 16,43,400 |
| 25 | 504 | 5 | 3 BHK | 846 | 931 | 28280 | 2,39,24,880 | 2,63,17,368 | 55000 | 27,91,800 |
| 26 | 505 | 5 | 2 BHK | 612 | 673 | 28280 | 1,73,07,360 | 1,90,38,096 | 39500 | 20,19,600 |
| 27 | 506 | 5 | 2 BHK | 612 | 673 | 28280 | 1,73,07,360 | 1,90,38,096 | 39500 | 20,19,600 |
| 28 | 507 | 5 | 2 BHK | 605 | 666 | 28280 | 1,71,09,400 | 1,88,20,340 | 39000 | 19,96,500 |
| 29 | 508 | 5 | 2 BHK | 604 | 664 | 28280 | 1,70,81,120 | 1,87,89,232 | 39000 | 19,93,200 |
| 30 | 603 | 6 | 2 BHK | 498 | 548 | 28400 | 1,41,43,200 | 1,55,57,520 | 32500 | 16,43,400 |
| 31 | 604 | 6 | 3 BHK | 846 | 931 | 28400 | 2,40,26,400 | 2,64,29,040 | 55000 | 27,91,800 |
| 32 | 605 | 6 | 2 BHK | 612 | 673 | 28400 | 1,73,80,800 | 1,91,18,880 | 40000 | 20,19,600 |
| 33 | 606 | 6 | 2 BHK | 612 | 673 | 28400 | 1,73,80,800 | 1,91,18,880 | 40000 | 20,19,600 |
| 34 | 607 | 6 | 2 BHK | 605 | 666 | 28400 | 1,71,82,000 | 1,89,00,200 | 39500 | 19,96,500 |
| 35 | 608 | 6 | 2 BHK | 604 | 664 | 28400 | 1,71,53,600 | 1,88,68,960 | 39500 | 19,93,200 |
| 36 | 703 | 7 | 2 BHK | 498 | 548 | 28520 | 1,42,02,960 | 1,56,23,256 | 32500 | 16,43,400 |
| 37 | 704 | 7 | 3 BHK | 846 | 931 | 28520 | 2,41,27,920 | 2,65,40,712 | 55500 | 27,91,800 |
| 38 | 705 | 7 | 2 BHK | 612 | 673 | 28520 | 1,74,54,240 | 1,91,99,664 | 40000 | 20,19,600 |
| 39 | 706 | 7 | 2 BHK | 612 | 673 | 28520 | 1,74,54,240 | 1,91,99,664 | 40000 | 20,19,600 |
| 40 | 707 | 7 | 2 BHK | 605 | 666 | 28520 | 1,72,54,600 | 1,89,80,060 | 39500 | 19,96,500 |
| 41 | 708 | 7 | 2 BHK | 604 | 664 | 28520 | 1,72,26,080 | 1,89,48,688 | 39500 | 19,93,200 |
| 42 | 801 | 8 | 1 BHK | 391 | 430 | 28640 | 1,11,98,240 | 1,23,18,064 | 25500 | 12,90,300 |
| 43 | 802 | 8 | 2 BHK | 494 | 543 | 28640 | 1,41,48,160 | 1,55,62,976 | 32500 | 16,30,200 |
| 44 | 803 | 8 | 2 BHK | 498 | 548 | 28640 | 1,42,62,720 | 1,56,88,992 | 32500 | 16,43,400 |
| 45 | 804 | 8 | 3 BHK | 846 | 931 | 28640 | 2,42,29,440 | 2,66,52,384 | 55500 | 27,91,800 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 46 | 805 | 8 | 2 BHK | 612 | 673 | 28640 | 1,75,27,680 | 1,92,80,448 | 40000 | 20,19,600 |
| 47 | 806 | 8 | 2 BHK | 612 | 673 | 28640 | 1,75,27,680 | 1,92,80,448 | 40000 | 20,19,600 |
| 48 | 807 | 8 | 2 BHK | 605 | 666 | 28640 | 1,73,27,200 | 1,90,59,920 | 39500 | 19,96,500 |
| 49 | 808 | 8 | 2 BHK | 604 | 664 | 28640 | 1,72,98,560 | 1,90,28,416 | 39500 | 19,93,200 |
| 50 | 901 | 9 | 1 BHK | 391 | 430 | 28760 | 1,12,45,160 | 1,23,69,676 | 26000 | 12,90,300 |
| 51 | 902 | 9 | 2 BHK | 494 | 543 | 28760 | 1,42,07,440 | 1,56,28,184 | 32500 | 16,30,200 |
| 52 | 903 | 9 | 2 BHK | 498 | 548 | 28760 | 1,43,22,480 | 1,57,54,728 | 33000 | 16,43,400 |
| 53 | 904 | 9 | 3 BHK | 846 | 931 | 28760 | 2,43,30,960 | 2,67,64,056 | 56000 | 27,91,800 |
| 54 | 905 | 9 | 2 BHK | 612 | 673 | 28760 | 1,76,01,120 | 1,93,61,232 | 40500 | 20,19,600 |
| 55 | 906 | 9 | 2 BHK | 612 | 673 | 28760 | 1,76,01,120 | 1,93,61,232 | 40500 | 20,19,600 |
| 56 | 907 | 9 | 2 BHK | 605 | 666 | 28760 | 1,73,99,800 | 1,91,39,780 | 40000 | 19,96,500 |
| 57 | 908 | 9 | 2 BHK | 604 | 664 | 28760 | 1,73,71,040 | 1,91,08,144 | 40000 | 19,93,200 |
| 58 | 1001 | 10 | 1 BHK | 391 | 430 | 28880 | 1,12,92,080 | 1,24,21,288 | 26000 | 12,90,300 |
| 59 | 1004 | 10 | 3 BHK | 846 | 931 | 28880 | 2,44,32,480 | 2,68,75,728 | 56000 | 27,91,800 |
| 60 | 1005 | 10 | 2 BHK | 612 | 673 | 28880 | 1,76,74,560 | 1,94,42,016 | 40500 | 20,19,600 |
| 61 | 1006 | 10 | 2 BHK | 612 | 673 | 28880 | 1,76,74,560 | 1,94,42,016 | 40500 | 20,19,600 |
| 62 | 1007 | 10 | 2 BHK | 605 | 666 | 28880 | 1,74,72,400 | 1,92,19,640 | 40000 | 19,96,500 |
| 63 | 1008 | 10 | 2 BHK | 604 | 664 | 28880 | 1,74,43,520 | 1,91,87,872 | 40000 | 19,93,200 |
| 64 | 1101 | 11 | 1 BHK | 391 | 430 | 29000 | 1,13,39,000 | 1,24,72,900 | 26000 | 12,90,300 |
| 65 | 1102 | 11 | 2 BHK | 494 | 543 | 29000 | 1,43,26,000 | 1,57,58,600 | 33000 | 16,30,200 |
| 66 | 1103 | 11 | 2 BHK | 498 | 548 | 29000 | 1,44,42,000 | 1,58,86,200 | 33000 | 16,43,400 |
| 67 | 1104 | 11 | 3 BHK | 846 | 931 | 29000 | 2,45,34,000 | 2,69,87,400 | 56000 | 27,91,800 |
| 68 | 1105 | 11 | 2 BHK | 612 | 673 | 29000 | 1,77,48,000 | 1,95,22,800 | 40500 | 20,19,600 |
| 69 | 1106 | 11 | 2 BHK | 612 | 673 | 29000 | 1,77,48,000 | 1,95,22,800 | 40500 | 20,19,600 |
| 70 | 1107 | 11 | 2 BHK | 605 | 666 | 29000 | 1,75,45,000 | 1,92,99,500 | 40000 | 19,96,500 |
| 71 | 1108 | 11 | 2 BHK | 604 | 664 | 29000 | 1,75,16,000 | 1,92,67,600 | 40000 | 19,93,200 |
| 72 | 1201 | 12 | 1 BHK | 391 | 430 | 29120 | 1,13,85,920 | 1,25,24,512 | 26000 | 12,90,300 |
| 73 | 1202 | 12 | 2 BHK | 494 | 543 | 29120 | 1,43,85,280 | 1,58,23,808 | 33000 | 16,30,200 |
| 74 | 1203 | 12 | 2 BHK | 498 | 548 | 29120 | 1,45,01,760 | 1,59,51,936 | 33000 | 16,43,400 |
| 75 | 1204 | 12 | 3 BHK | 846 | 931 | 29120 | 2,46,35,520 | 2,70,99,072 | 56500 | 27,91,800 |
| 76 | 1205 | 12 | 2 BHK | 612 | 673 | 29120 | 1,78,21,440 | 1,96,03,584 | 41000 | 20,19,600 |
| 77 | 1206 | 12 | 2 BHK | 612 | 673 | 29120 | 1,78,21,440 | 1,96,03,584 | 41000 | 20,19,600 |
| 78 | 1207 | 12 | 2 BHK | 605 | 666 | 29120 | 1,76,17,600 | 1,93,79,360 | 40500 | 19,96,500 |
| 79 | 1208 | 12 | 2 BHK | 604 | 664 | 29120 | 1,75,88,480 | 1,93,47,328 | 40500 | 19,93,200 |
| 80 | 1301 | 13 | 1 BHK | 391 | 430 | 29240 | 1,14,32,840 | 1,25,76,124 | 26000 | 12,90,300 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 81 | 1302 | 13 | 2 BHK | 494 | 543 | 29240 | 1,44,44,560 | 1,58,89,016 | 33000 | 16,30,200 |
| 82 | 1303 | 13 | 2 BHK | 498 | 548 | 29240 | 1,45,61,520 | 1,60,17,672 | 33500 | 16,43,400 |
| 83 | 1304 | 13 | 3 BHK | 846 | 931 | 29240 | 2,47,37,040 | 2,72,10,744 | 56500 | 27,91,800 |
| 84 | 1305 | 13 | 2 BHK | 612 | 673 | 29240 | 1,78,94,880 | 1,96,84,368 | 41000 | 20,19,600 |
| 85 | 1306 | 13 | 2 BHK | 612 | 673 | 29240 | 1,78,94,880 | 1,96,84,368 | 41000 | 20,19,600 |
| 86 | 1307 | 13 | 2 BHK | 605 | 666 | 29240 | 1,76,90,200 | 1,94,59,220 | 40500 | 19,96,500 |
| 87 | 1308 | 13 | 2 BHK | 604 | 664 | 29240 | 1,76,60,960 | 1,94,27,056 | 40500 | 19,93,200 |
| 88 | 1401 | 14 | 1 BHK | 391 | 430 | 29360 | 1,14,79,760 | 1,26,27,736 | 26500 | 12,90,300 |
| 89 | 1402 | 14 | 2 BHK | 494 | 543 | 29360 | 1,45,03,840 | 1,59,54,224 | 33000 | 16,30,200 |
| 90 | 1403 | 14 | 2 BHK | 498 | 548 | 29360 | 1,46,21,280 | 1,60,83,408 | 33500 | 16,43,400 |
| 91 | 1404 | 14 | 3 BHK | 846 | 931 | 29360 | 2,48,38,560 | 2,73,22,416 | 57000 | 27,91,800 |
| 92 | 1405 | 14 | 2 BHK | 612 | 673 | 29360 | 1,79,68,320 | 1,97,65,152 | 41000 | 20,19,600 |
| 93 | 1406 | 14 | 2 BHK | 612 | 673 | 29360 | 1,79,68,320 | 1,97,65,152 | 41000 | 20,19,600 |
| 94 | 1407 | 14 | 2 BHK | 605 | 666 | 29360 | 1,77,62,800 | 1,95,39,080 | 40500 | 19,96,500 |
| 95 | 1408 | 14 | 2 BHK | 604 | 664 | 29360 | 1,77,33,440 | 1,95,06,784 | 40500 | 19,93,200 |
| 96 | 1501 | 15 | 1 BHK | 391 | 430 | 29480 | 1,15,26,680 | 1,26,79,348 | 26500 | 12,90,300 |
| 97 | 1502 | 15 | 2 BHK | 494 | 543 | 29480 | 1,45,63,120 | 1,60,19,432 | 33500 | 16,30,200 |
| 98 | 1503 | 15 | 2 BHK | 498 | 548 | 29480 | 1,46,81,040 | 1,61,49,144 | 33500 | 16,43,400 |
| 99 | 1504 | 15 | 3 BHK | 846 | 931 | 29480 | 2,49,40,080 | 2,74,34,088 | 57000 | 27,91,800 |
| 100 | 1505 | 15 | 2 BHK | 612 | 673 | 29480 | 1,80,41,760 | 1,98,45,936 | 41500 | 20,19,600 |
| 101 | 1506 | 15 | 2 BHK | 612 | 673 | 29480 | 1,80,41,760 | 1,98,45,936 | 41500 | 20,19,600 |
| 102 | 1507 | 15 | 2 BHK | 605 | 666 | 29480 | 1,78,35,400 | 1,96,18,940 | 41000 | 19,96,500 |
| 103 | 1508 | 15 | 2 BHK | 604 | 664 | 29480 | 1,78,05,920 | 1,95,86,512 | 41000 | 19,93,200 |
| 104 | 1601 | 16 | 1 BHK | 391 | 430 | 29600 | 1,15,73,600 | 1,27,30,960 | 26500 | 12,90,300 |
| 105 | 1602 | 16 | 2 BHK | 494 | 543 | 29600 | 1,46,22,400 | 1,60,84,640 | 33500 | 16,30,200 |
| 106 | 1603 | 16 | 2 BHK | 498 | 548 | 29600 | 1,47,40,800 | 1,62,14,880 | 34000 | 16,43,400 |
| 107 | 1604 | 16 | 3 BHK | 846 | 931 | 29600 | 2,50,41,600 | 2,75,45,760 | 57500 | 27,91,800 |
| 108 | 1605 | 16 | 2 BHK | 612 | 673 | 29600 | 1,81,15,200 | 1,99,26,720 | 41500 | 20,19,600 |
| 109 | 1606 | 16 | 2 BHK | 612 | 673 | 29600 | 1,81,15,200 | 1,99,26,720 | 41500 | 20,19,600 |
| 110 | 1607 | 16 | 2 BHK | 605 | 666 | 29600 | 1,79,08,000 | 1,96,98,800 | 41000 | 19,96,500 |
| 111 | 1608 | 16 | 2 BHK | 604 | 664 | 29600 | 1,78,78,400 | 1,96,66,240 | 41000 | 19,93,200 |
| 112 | 1701 | 17 | 1 BHK | 391 | 430 | 29720 | 1,16,20,520 | 1,27,82,572 | 26500 | 12,90,300 |
| 113 | 1704 | 17 | 3 BHK | 846 | 931 | 29720 | 2,51,43,120 | 2,76,57,432 | 57500 | 27,91,800 |
| 114 | 1705 | 17 | 2 BHK | 612 | 673 | 29720 | 1,81,88,640 | 2,00,07,504 | 41500 | 20,19,600 |
| 115 | 1706 | 17 | 2 BHK | 612 | 673 | 29720 | 1,81,88,640 | 2,00,07,504 | 41500 | 20,19,600 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rats 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 ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 116 | 1707 | 17 | 2 BHK | 605 | 666 | 29720 | 1,79,80,600 | 1,97,78,660 | 41000 | 19,96,500 |
| 117 | 1708 | 17 | 2 BHK | 604 | 664 | 29720 | 1,79,50,880 | 1,97,45,968 | 41000 | 19,93,200 |
| 118 | 1801 | 18 | 1 BHK | 391 | 430 | 29840 | 1,16,67,440 | 1,28,34,184 | 26500 | 12,90,300 |
| 119 | 1802 | 18 | 2 BHK | 494 | 543 | 29840 | 1,47,40,960 | 1,62,15,056 | 34000 | 16,30,200 |
| 120 | 1803 | 18 | 2 BHK | 498 | 548 | 29840 | 1,48,60,320 | 1,63,46,352 | 34000 | 16,43,400 |
| 121 | 1804 | 18 | 3 BHK | 846 | 931 | 29840 | 2,52,44,640 | 2,77,69,104 | 58000 | 27,91,800 |
| 122 | 1805 | 18 | 2 BHK | 612 | 673 | 29840 | 1,82,62,080 | 2,00,88,288 | 42000 | 20,19,600 |
| 123 | 1806 | 18 | 2 BHK | 612 | 673 | 29840 | 1,82,62,080 | 2,00,88,288 | 42000 | 20,19,600 |
| 124 | 1807 | 18 | 2 BHK | 605 | 666 | 29840 | 1,80,53,200 | 1,98,58,520 | 41500 | 19,96,500 |
| 125 | 1808 | 18 | 2 BHK | 604 | 664 | 29840 | 1,80,23,360 | 1,98,25,696 | 41500 | 19,93,200 |
| 126 | 1901 | 19 | 1 BHK | 391 | 430 | 29960 | 1,17,14,360 | 1,28,85,796 | 27000 | 12,90,300 |
| 127 | 1902 | 19 | 2 BHK | 494 | 543 | 29960 | 1,48,00,240 | 1,62,80,264 | 34000 | 16,30,200 |
| 128 | 1903 | 19 | 2 BHK | 498 | 548 | 29960 | 1,49,20,080 | 1,64,12,088 | 34000 | 16,43,400 |
| 129 | 1904 | 19 | 3 BHK | 846 | 931 | 29960 | 2,53,46,160 | 2,78,80,776 | 58000 | 27,91,800 |
| 130 | 1905 | 19 | 2 BHK | 612 | 673 | 29960 | 1,83,35,520 | 2,01,69,072 | 42000 | 20,19,600 |
| 131 | 1906 | 19 | 2 BHK | 612 | 673 | 29960 | 1,83,35,520 | 2,01,69,072 | 42000 | 20,19,600 |
| 132 | 1907 | 19 | 2 BHK | 605 | 666 | 29960 | 1,81,25,800 | 1,99,38,380 | 41500 | 19,96,500 |
| 133 | 1908 | 19 | 2 BHK | 604 | 664 | 29960 | 1,80,95,840 | 1,99,05,424 | 41500 | 19,93,200 |
| 134 | 2001 | 20 | 1 BHK | 391 | 430 | 30080 | 1,17,61,280 | 1,29,37,408 | 27000 | 12,90,300 |
| 135 | 2002 | 20 | 2 BHK | 494 | 543 | 30080 | 1,48,59,520 | 1,63,45,472 | 34000 | 16,30,200 |
| 136 | 2003 | 20 | 2 BHK | 498 | 548 | 30080 | 1,49,79,840 | 1,64,77,824 | 34500 | 16,43,400 |
| 137 | 2004 | 20 | 3 BHK | 846 | 931 | 30080 | 2,54,47,680 | 2,79,92,448 | 58500 | 27,91,800 |
| 138 | 2005 | 20 | 2 BHK | 612 | 673 | 30080 | 1,84,08,960 | 2,02,49,856 | 42000 | 20,19,600 |
| 139 | 2006 | 20 | 2 BHK | 612 | 673 | 30080 | 1,84,08,960 | 2,02,49,856 | 42000 | 20,19,600 |
| 140 | 2007 | 20 | 2 BHK | 605 | 666 | 30080 | 1,81,98,400 | 2,00,18,240 | 41500 | 19,96,500 |
| 141 | 2008 | 20 | 2 BHK | 604 | 664 | 30080 | 1,81,68,320 | 1,99,85,152 | 41500 | 19,93,200 |
| 142 | 2101 | 21 | 1 BHK | 391 | 430 | 30200 | 1,18,08,200 | 1,29,89,020 | 27000 | 12,90,300 |
| 143 | 2102 | 21 | 2 BHK | 494 | 543 | 30200 | 1,49,18,800 | 1,64,10,680 | 34000 | 16,30,200 |
| 144 | 2103 | 21 | 2 BHK | 498 | 548 | 30200 | 1,50,39,600 | 1,65,43,560 | 34500 | 16,43,400 |
| 145 | 2104 | 21 | 3 BHK | 846 | 931 | 30200 | 2,55,49,200 | 2,81,04,120 | 58500 | 27,91,800 |
| 146 | 2105 | 21 | 2 BHK | 612 | 673 | 30200 | 1,84,82,400 | 2,03,30,640 | 42500 | 20,19,600 |
| 147 | 2106 | 21 | 2 BHK | 612 | 673 | 30200 | 1,84,82,400 | 2,03,30,640 | 42500 | 20,19,600 |
| 148 | 2107 | 21 | 2 BHK | 605 | 666 | 30200 | 1,82,71,000 | 2,00,98,100 | 42000 | 19,96,500 |
| 149 | 2108 | 21 | 2 BHK | 604 | 664 | 30200 | 1,82,40,800 | 2,00,64,880 | 42000 | 19,93,200 |
| 150 | 2201 | 22 | 1 BHK | 391 | 430 | 30320 | 1,18,55,120 | 1,30,40,632 | 27000 | 12,90,300 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 151 | 2202 | 22 | 2 BHK | 494 | 543 | 30320 | 1,49,78,080 | 1,64,75,888 | 34500 | 16,30,200 |
| 152 | 2203 | 22 | 2 BHK | 498 | 548 | 30320 | 1,50,99,360 | 1,66,09,296 | 34500 | 16,43,400 |
| 153 | 2204 | 22 | 3 BHK | 846 | 931 | 30320 | 2,56,50,720 | 2,82,15,792 | 59000 | 27,91,800 |
| 154 | 2205 | 22 | 2 BHK | 612 | 673 | 30320 | 1,85,55,840 | 2,04,11,424 | 42500 | 20,19,600 |
| 155 | 2206 | 22 | 2 BHK | 612 | 673 | 30320 | 1,85,55,840 | 2,04,11,424 | 42500 | 20,19,600 |
| 156 | 2207 | 22 | 2 BHK | 605 | 666 | 30320 | 1,83,43,600 | 2,01,77,960 | 42000 | 19,96,500 |
| 157 | 2208 | 22 | 2 BHK | 604 | 664 | 30320 | 1,83,13,280 | 2,01,44,608 | 42000 | 19,93,200 |
| 158 | 2301 | 23 | 1 BHK | 391 | 430 | 30440 | 1,19,02,040 | 1,30,92,244 | 27500 | 12,90,300 |
| 159 | 2302 | 23 | 2 BHK | 494 | 543 | 30440 | 1,50,37,360 | 1,65,41,096 | 34500 | 16,30,200 |
| 160 | 2303 | 23 | 2 BHK | 498 | 548 | 30440 | 1,51,59,120 | 1,66,75,032 | 34500 | 16,43,400 |
| 161 | 2304 | 23 | 3 BHK | 846 | 931 | 30440 | 2,57,52,240 | 2,83,27,464 | 59000 | 27,91,800 |
| 162 | 2305 | 23 | 2 BHK | 612 | 673 | 30440 | 1,86,29,280 | 2,04,92,208 | 42500 | 20,19,600 |
| 163 | 2306 | 23 | 2 BHK | 612 | 673 | 30440 | 1,86,29,280 | 2,04,92,208 | 42500 | 20,19,600 |
| 164 | 2307 | 23 | 2 BHK | 605 | 666 | 30440 | 1,84,16,200 | 2,02,57,820 | 42000 | 19,96,500 |
| 165 | 2308 | 23 | 2 BHK | 604 | 664 | 30440 | 1,83,85,760 | 2,02,24,336 | 42000 | 19,93,200 |
| 166 | 2401 | 24 | 1 BHK | 391 | 430 | 30560 | 1,19,48,960 | 1,31,43,856 | 27500 | 12,90,300 |
| 167 | 2404 | 24 | 3 BHK | 846 | 931 | 30560 | 2,58,53,760 | 2,84,39,136 | 59000 | 27,91,800 |
| 168 | 2405 | 24 | 2 BHK | 612 | 673 | 30560 | 1,87,02,720 | 2,05,72,992 | 43000 | 20,19,600 |
| 169 | 2406 | 24 | 2 BHK | 612 | 673 | 30560 | 1,87,02,720 | 2,05,72,992 | 43000 | 20,19,600 |
| 170 | 2407 | 24 | 2 BHK | 605 | 666 | 30560 | 1,84,88,800 | 2,03,37,680 | 42500 | 19,96,500 |
| 171 | 2408 | 24 | 2 BHK | 604 | 664 | 30560 | 1,84,58,240 | 2,03,04,064 | 42500 | 19,93,200 |
| 172 | 2501 | 25 | 1 BHK | 391 | 430 | 30680 | 1,19,95,880 | 1,31,95,468 | 27500 | 12,90,300 |
| 173 | 2502 | 25 | 2 BHK | 494 | 543 | 30680 | 1,51,55,920 | 1,66,71,512 | 34500 | 16,30,200 |
| 174 | 2503 | 25 | 2 BHK | 498 | 548 | 30680 | 1,52,78,640 | 1,68,06,504 | 35000 | 16,43,400 |
| 175 | 2504 | 25 | 3 BHK | 846 | 931 | 30680 | 2,59,55,280 | 2,85,50,808 | 59500 | 27,91,800 |
| 176 | 2505 | 25 | 2 BHK | 612 | 673 | 30680 | 1,87,76,160 | 2,06,53,776 | 43000 | 20,19,600 |
| 177 | 2506 | 25 | 2 BHK | 612 | 673 | 30680 | 1,87,76,160 | 2,06,53,776 | 43000 | 20,19,600 |
| 178 | 2507 | 25 | 2 BHK | 605 | 666 | 30680 | 1,85,61,400 | 2,04,17,540 | 42500 | 19,96,500 |
| 179 | 2508 | 25 | 2 BHK | 604 | 664 | 30680 | 1,85,30,720 | 2,03,83,792 | 42500 | 19,93,200 |
| 180 | 2601 | 26 | 1 BHK | 391 | 430 | 30800 | 1,20,42,800 | 1,32,47,080 | 27500 | 12,90,300 |
| 181 | 2602 | 26 | 2 BHK | 494 | 543 | 30800 | 1,52,15,200 | 1,67,36,720 | 35000 | 16,30,200 |
| 182 | 2603 | 26 | 2 BHK | 498 | 548 | 30800 | 1,53,38,400 | 1,68,72,240 | 35000 | 16,43,400 |
| 183 | 2604 | 26 | 3 BHK | 846 | 931 | 30800 | 2,60,56,800 | 2,86,62,480 | 59500 | 27,91,800 |
| 184 | 2605 | 26 | 2 BHK | 612 | 673 | 30800 | 1,88,49,600 | 2,07,34,560 | 43000 | 20,19,600 |
| 185 | 2606 | 26 | 2 BHK | 612 | 673 | 30800 | 1,88,49,600 | 2,07,34,560 | 43000 | 20,19,600 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 186 | 2607 | 26 | 2 BHK | 605 | 666 | 30800 | 1,86,34,000 | 2,04,97,400 | 42500 | 19,96,500 |
| 187 | 2608 | 26 | 2 BHK | 604 | 664 | 30800 | 1,86,03,200 | 2,04,63,520 | 42500 | 19,93,200 |
| 188 | 2701 | 27 | 1 BHK | 391 | 430 | 30920 | 1,20,89,720 | 1,32,98,692 | 27500 | 12,90,300 |
| 189 | 2702 | 27 | 2 BHK | 494 | 543 | 30920 | 1,52,74,480 | 1,68,01,928 | 35000 | 16,30,200 |
| 190 | 2703 | 27 | 2 BHK | 498 | 548 | 30920 | 1,53,98,160 | 1,69,37,976 | 35500 | 16,43,400 |
| 191 | 2704 | 27 | 3 BHK | 846 | 931 | 30920 | 2,61,58,320 | 2,87,74,152 | 60000 | 27,91,800 |
| 192 | 2705 | 27 | 2 BHK | 612 | 673 | 30920 | 1,89,23,040 | 2,08,15,344 | 43500 | 20,19,600 |
| 193 | 2706 | 27 | 2 BHK | 612 | 673 | 30920 | 1,89,23,040 | 2,08,15,344 | 43500 | 20,19,600 |
| 194 | 2707 | 27 | 2 BHK | 605 | 666 | 30920 | 1,87,06,600 | 2,05,77,260 | 43000 | 19,96,500 |
| 195 | 2708 | 27 | 2 BHK | 604 | 664 | 30920 | 1,86,75,680 | 2,05,43,248 | 43000 | 19,93,200 |
| 196 | 2801 | 28 | 1 BHK | 391 | 430 | 31040 | 1,21,36,640 | 1,33,50,304 | 28000 | 12,90,300 |
| 197 | 2802 | 28 | 2 BHK | 494 | 543 | 31040 | 1,53,33,760 | 1,68,67,136 | 35000 | 16,30,200 |
| 198 | 2803 | 28 | 2 BHK | 498 | 548 | 31040 | 1,54,57,920 | 1,70,03,712 | 35500 | 16,43,400 |
| 199 | 2804 | 28 | 3 BHK | 846 | 931 | 31040 | 2,62,59,840 | 2,88,85,824 | 60000 | 27,91,800 |
| 200 | 2805 | 28 | 2 BHK | 612 | 673 | 31040 | 1,89,96,480 | 2,08,96,128 | 43500 | 20,19,600 |
| 201 | 2806 | 28 | 2 BHK | 612 | 673 | 31040 | 1,89,96,480 | 2,08,96,128 | 43500 | 20,19,600 |
| 202 | 2807 | 28 | 2 BHK | 605 | 666 | 31040 | 1,87,79,200 | 2,06,57,120 | 43000 | 19,96,500 |
| 203 | 2808 | 28 | 2 BHK | 604 | 664 | 31040 | 1,87,48,160 | 2,06,22,976 | 43000 | 19,93,200 |
| 204 | 2901 | 29 | 1 BHK | 391 | 430 | 31160 | 1,21,83,560 | 1,34,01,916 | 28000 | 12,90,300 |
| 205 | 2902 | 29 | 2 BHK | 494 | 543 | 31160 | 1,53,93,040 | 1,69,32,344 | 35500 | 16,30,200 |
| 206 | 2903 | 29 | 2 BHK | 498 | 548 | 31160 | 1,55,17,680 | 1,70,69,448 | 35500 | 16,43,400 |
| 207 | 2904 | 29 | 3 BHK | 846 | 931 | 31160 | 2,63,61,360 | 2,89,97,496 | 60500 | 27,91,800 |
| 208 | 2905 | 29 | 2 BHK | 612 | 673 | 31160 | 1,90,69,920 | 2,09,76,912 | 43500 | 20,19,600 |
| 209 | 2906 | 29 | 2 BHK | 612 | 673 | 31160 | 1,90,69,920 | 2,09,76,912 | 43500 | 20,19,600 |
| 210 | 2907 | 29 | 2 BHK | 605 | 666 | 31160 | 1,88,51,800 | 2,07,36,980 | 43000 | 19,96,500 |
| 211 | 2908 | 29 | 2 BHK | 604 | 664 | 31160 | 1,88,20,640 | 2,07,02,704 | 43000 | 19,93,200 |
| 212 | 3001 | 30 | 1 BHK | 391 | 430 | 31280 | 1,22,30,480 | 1,34,53,528 | 28000 | 12,90,300 |
| 213 | 3002 | 30 | 2 BHK | 494 | 543 | 31280 | 1,54,52,320 | 1,69,97,552 | 35500 | 16,30,200 |
| 214 | 3003 | 30 | 2 BHK | 498 | 548 | 31280 | 1,55,77,440 | 1,71,35,184 | 35500 | 16,43,400 |
| 215 | 3004 | 30 | 3 BHK | 846 | 931 | 31280 | 2,64,62,880 | 2,91,09,168 | 60500 | 27,91,800 |
| 216 | 3005 | 30 | 2 BHK | 612 | 673 | 31280 | 1,91,43,360 | 2,10,57,696 | 44000 | 20,19,600 |
| 217 | 3006 | 30 | 2 BHK | 612 | 673 | 31280 | 1,91,43,360 | 2,10,57,696 | 44000 | 20,19,600 |
| 218 | 3007 | 30 | 2 BHK | 605 | 666 | 31280 | 1,89,24,400 | 2,08,16,840 | 43500 | 19,96,500 |
| 219 | 3008 | 30 | 2 BHK | 604 | 664 | 31280 | 1,88,93,120 | 2,07,82,432 | 43500 | 19,93,200 |
| 220 | 3101 | 31 | 1 BHK | 391 | 430 | 31400 | 1,22,77,400 | 1,35,05,140 | 28000 | 12,90,300 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 221 | 3104 | 31 | 3 BHK | 846 | 931 | 31400 | 2,65,64,400 | 2,92,20,840 | 61000 | 27,91,800 |
| 222 | 3105 | 31 | 2 BHK | 612 | 673 | 31400 | 1,92,16,800 | 2,11,38,480 | 44000 | 20,19,600 |
| 223 | 3106 | 31 | 2 BHK | 612 | 673 | 31400 | 1,92,16,800 | 2,11,38,480 | 44000 | 20,19,600 |
| 224 | 3107 | 31 | 2 BHK | 605 | 666 | 31400 | 1,89,97,000 | 2,08,96,700 | 43500 | 19,96,500 |
| 225 | 3108 | 31 | 2 BHK | 604 | 664 | 31400 | 1,89,65,600 | 2,08,62,160 | 43500 | 19,93,200 |
| 226 | 3201 | 32 | 1 BHK | 391 | 430 | 31520 | 1,23,24,320 | 1,35,56,752 | 28000 | 12,90,300 |
| 227 | 3202 | 32 | 2 BHK | 494 | 543 | 31520 | 1,55,70,880 | 1,71,27,968 | 35500 | 16,30,200 |
| 228 | 3203 | 32 | 2 BHK | 498 | 548 | 31520 | 1,56,96,960 | 1,72,66,656 | 36000 | 16,43,400 |
| 229 | 3204 | 32 | 3 BHK | 846 | 931 | 31520 | 2,66,65,920 | 2,93,32,512 | 61000 | 27,91,800 |
| 230 | 3205 | 32 | 2 BHK | 612 | 673 | 31520 | 1,92,90,240 | 2,12,19,264 | 44000 | 20,19,600 |
| 231 | 3206 | 32 | 2 BHK | 612 | 673 | 31520 | 1,92,90,240 | 2,12,19,264 | 44000 | 20,19,600 |
| 232 | 3207 | 32 | 2 BHK | 605 | 666 | 31520 | 1,90,69,600 | 2,09,76,560 | 43500 | 19,96,500 |
| 233 | 3208 | 32 | 2 BHK | 604 | 664 | 31520 | 1,90,38,080 | 2,09,41,888 | 43500 | 19,93,200 |
| 234 | 3301 | 33 | 1 BHK | 391 | 430 | 31640 | 1,23,71,240 | 1,36,08,364 | 28500 | 12,90,300 |
| 235 | 3302 | 33 | 2 BHK | 494 | 543 | 31640 | 1,56,30,160 | 1,71,93,176 | 36000 | 16,30,200 |
| 236 | 3303 | 33 | 2 BHK | 498 | 548 | 31640 | 1,57,56,720 | 1,73,32,392 | 36000 | 16,43,400 |
| 237 | 3304 | 33 | 3 BHK | 846 | 931 | 31640 | 2,67,67,440 | 2,94,44,184 | 61500 | 27,91,800 |
| 238 | 3305 | 33 | 2 BHK | 612 | 673 | 31640 | 1,93,63,680 | 2,13,00,048 | 44500 | 20,19,600 |
| 239 | 3306 | 33 | 2 BHK | 612 | 673 | 31640 | 1,93,63,680 | 2,13,00,048 | 44500 | 20,19,600 |
| 240 | 3307 | 33 | 2 BHK | 605 | 666 | 31640 | 1,91,42,200 | 2,10,56,420 | 44000 | 19,96,500 |
| 241 | 3308 | 33 | 2 BHK | 604 | 664 | 31640 | 1,91,10,560 | 2,10,21,616 | 44000 | 19,93,200 |
| 242 | 3401 | 34 | 1 BHK | 391 | 430 | 31760 | 1,24,18,160 | 1,36,59,976 | 28500 | 12,90,300 |
| 243 | 3402 | 34 | 2 BHK | 494 | 543 | 31760 | 1,56,89,440 | 1,72,58,384 | 36000 | 16,30,200 |
| 244 | 3403 | 34 | 2 BHK | 498 | 548 | 31760 | 1,58,16,480 | 1,73,98,128 | 36000 | 16,43,400 |
| 245 | 3404 | 34 | 3 BHK | 846 | 931 | 31760 | 2,68,68,960 | 2,95,55,856 | 61500 | 27,91,800 |
| 246 | 3405 | 34 | 2 BHK | 612 | 673 | 31760 | 1,94,37,120 | 2,13,80,832 | 44500 | 20,19,600 |
| 247 | 3406 | 34 | 2 BHK | 612 | 673 | 31760 | 1,94,37,120 | 2,13,80,832 | 44500 | 20,19,600 |
| 248 | 3407 | 34 | 2 BHK | 605 | 666 | 31760 | 1,92,14,800 | 2,11,36,280 | 44000 | 19,96,500 |
| 249 | 3408 | 34 | 2 BHK | 604 | 664 | 31760 | 1,91,83,040 | 2,11,01,344 | 44000 | 19,93,200 |
| Total | | | | 147847 | 162632 | | 4,41,23,57,600 | 4,85,35,93,360 | | 48,78,95,100 |

4b) D – Wing (Proposed Inventory, Pending Approval):

| Sr. No. | Flat No. | Floor No. | Comp. | As per Builder Rera Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|--|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 250 | 3501 | 35 | 1 BHK | 391 | 430 | 31880 | 1,24,65,080 | 1,37,11,588 | 28500 | 12,90,300 |
| 251 | 3502 | 35 | 2 BHK | 494 | 543 | 31880 | 1,57,48,720 | 1,73,23,592 | 36000 | 16,30,200 |
| 252 | 3503 | 35 | 2 BHK | 498 | 548 | 31880 | 1,58,76,240 | 1,74,63,864 | 36500 | 16,43,400 |
| 253 | 3504 | 35 | 3 BHK | 846 | 931 | 31880 | 2,69,70,480 | 2,96,67,528 | 62000 | 27,91,800 |
| 254 | 3505 | 35 | 2 BHK | 612 | 673 | 31880 | 1,95,10,560 | 2,14,61,616 | 44500 | 20,19,600 |
| 255 | 3506 | 35 | 2 BHK | 612 | 673 | 31880 | 1,95,10,560 | 2,14,61,616 | 44500 | 20,19,600 |
| 256 | 3507 | 35 | 2 BHK | 605 | 666 | 31880 | 1,92,87,400 | 2,12,16,140 | 44000 | 19,96,500 |
| 257 | 3508 | 35 | 2 BHK | 604 | 664 | 31880 | 1,92,55,520 | 2,11,81,072 | 44000 | 19,93,200 |
| 258 | 3601 | 36 | 1 BHK | 391 | 430 | 32000 | 1,25,12,000 | 1,37,63,200 | 28500 | 12,90,300 |
| 259 | 3602 | 36 | 2 BHK | 494 | 543 | 32000 | 1,58,08,000 | 1,73,88,800 | 36000 | 16,30,200 |
| 260 | 3603 | 36 | 2 BHK | 498 | 548 | 32000 | 1,59,36,000 | 1,75,29,600 | 36500 | 16,43,400 |
| 261 | 3604 | 36 | 3 BHK | 846 | 931 | 32000 | 2,70,72,000 | 2,97,79,200 | 62000 | 27,91,800 |
| 262 | 3605 | 36 | 2 BHK | 612 | 673 | 32000 | 1,95,84,000 | 2,15,42,400 | 45000 | 20,19,600 |
| 263 | 3606 | 36 | 2 BHK | 612 | 673 | 32000 | 1,95,84,000 | 2,15,42,400 | 45000 | 20,19,600 |
| 264 | 3607 | 36 | 2 BHK | 605 | 666 | 32000 | 1,93,60,000 | 2,12,96,000 | 44500 | 19,96,500 |
| 265 | 3608 | 36 | 2 BHK | 604 | 664 | 32000 | 1,93,28,000 | 2,12,60,800 | 44500 | 19,93,200 |
| Total | | | | 9324 | 10256 | | 29,78,08,560 | 32,75,89,416 | | 3,07,69,200 |

Summary of the Project:

| Wing | Comp. | Total Number of Flats | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value After Completion in ₹ |
|--|---|-----------------------|------------------------|--------------------------|--|--|
| A | 2 BHK - 72 3 BHK - 66 | 138 | 98544 | 108398 | 2,94,89,25,600.00 | 3,24,38,18,160.00 |
| B | 1 BHK - 379 2 BHK - 98 | 477 | 200301 | 220331 | 5,99,97,17,160.00 | 6,59,96,88,876.00 |
| C | 1 BHK - 108 2 BHK - 144 | 252 | 128628 | 141491 | 3,86,42,76,000.00 | 4,25,07,03,600.00 |
| D - Approved | 1 BHK - 27 2 BHK - 188 3 BHK - 34 | 249 | 147847 | 162632 | 4,41,23,57,600.00 | 4,85,35,93,360.00 |
| D - Proposed | 1 BHK - 02 2 BHK - 12 3 BHK - 02 | 16 | 9324 | 10256 | 29,78,08,560.00 | 32,75,89,416.00 |
| Total | | 1132 | 584644 | 643108 | 17,52,30,84,920.00 | 19,27,53,93,412.00 |
| Typical Refuge Floor – 3rd, 10th, 17th, 24th & 31st Floors - Flat No. 1 (Wing -A) | | | | | | |
| Refuge Floor – 3rd Floor - Flat No. 3 to 6, 10th, 17th, 24th Floor – Flat No. 3 to 5 and 31st floor – 3 & 4 (Wing - B) | | | | | | |
| Typical Refuge Floor – 3rd Floors – Flat No. 1 to 4 and 10th, 17th, 24th & 31st Floors - Flat No. 1 & 2 (Wing -C) | | | | | | |
| Typical Refuge Floor – 3rd Floors – Flat No. 1 to 3 and 10th, 17th, 24th & 31st Floors - Flat No. 2 & 3 (Wing -D) | | | | | | |

| Particulars | Market Value (₹) |
|---|---------------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 17,52,30,84,920.00 |
| Final Realizable Value After Completion in ₹ | 19,27,53,93,412.00 |
| Cost of Construction (Total Built up area x Rate) 643108 Sq. Ft. x ₹ 3000.00 | 1,92,93,24,000.00 |

| Wing | Percentage of work done as on date | Built up area in Sq. Ft. | Total Cost Of Construction | Cost of construction as of today |
|--------|---------------------------------------|-----------------------------|-------------------------------|-------------------------------------|
| A to D | 70% | 643108 | 1,92,93,24,000.00 | 1,35,05,26,800.00 |

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

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

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

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



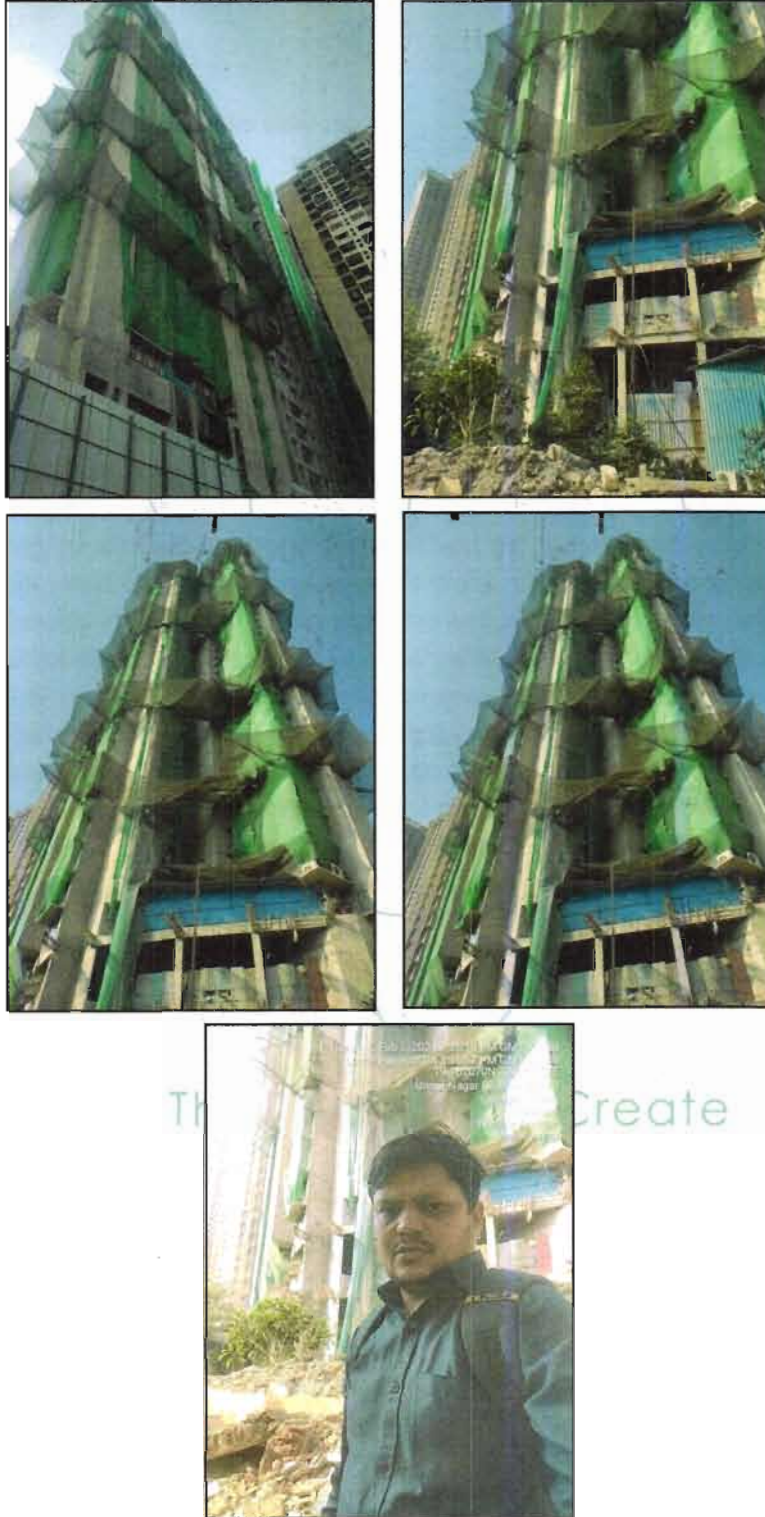
Total abstract of the entire property

| | | | |
|---|------------------|---|--|
| Part – A | Land | : | As per table attached to the report |
| Part – B | Building | : | |
| | Land development | : | |
| Part – C | Compound wall | : | |
| Part - D | Amenities | : | |
| Part – E | Pavement | : | |
| Part – F | Services | : | |
| Realizable Value / Fair Market Value as on date in ₹ | | | ₹ 17,52,30,84,920.00 |
| Final Realizable Value After Completion in ₹ | | | ₹ 19,27,53,93,412.00 |

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 27,000.00 to ₹ 34,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 27,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

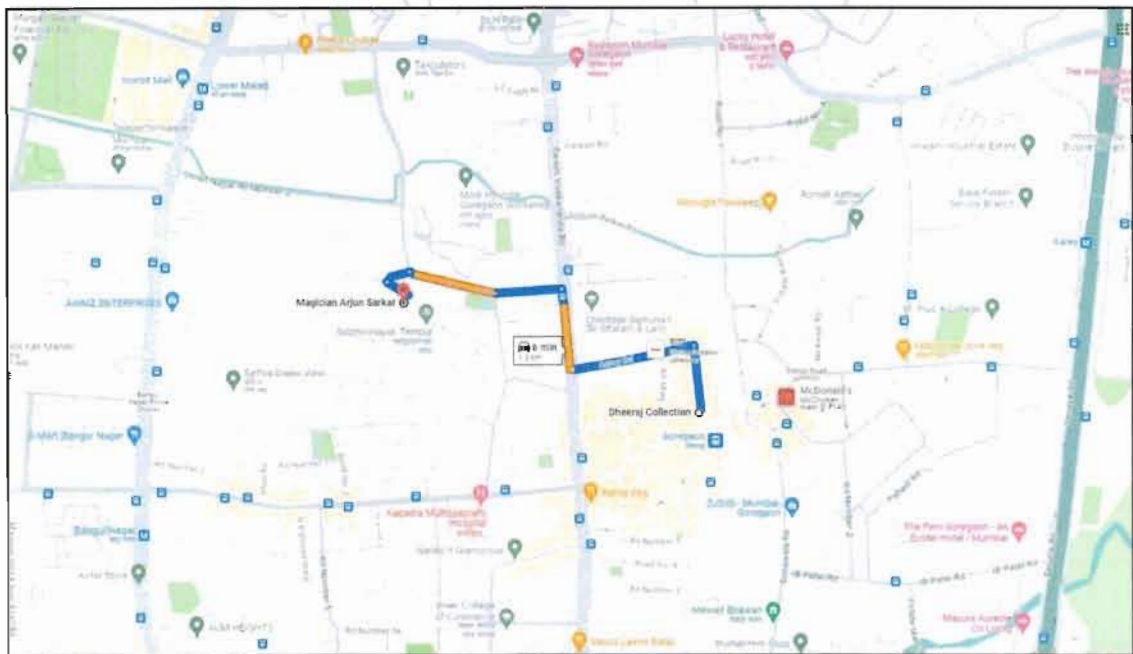
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Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°10'04.5"N 72°50'28.9"E

Note: The Blue line shows the route to site from nearest Railway Station (Goregaon – 1.3 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: पहाडी-गोरेगाव पश्चिम (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 49 Search

| उपविभाग | पुली जमीन | निवासी सदनिका | शॉपिंग दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|---|--------------|------------------|---------------|----------|---------------|-------------------------------|
| 57/265-मुभाप : उत्तरेस गावाचा हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड. | 76820 | 160470 | 184550 | 218300 | 160470 | चौ. मीटर सि.टी.एस. नंबर |

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Sales Instance

| गावाचे नाव : पी.एस.पहाडीगोरेगांव | |
|---|--|
| 1529367 | सूची क्र.2 |
| 22-02-2024 | दुय्यम निबंधक : सह दु.नि. बोरीवली 2 |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | दस्त क्रमांक : 1529/2024 |
| | नोंदणी : |
| | Regn:63m |
| गावाचे नाव : पी.एस.पहाडीगोरेगांव | |
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 18847125 |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 12604116.15 |
| (4) भू.मापन.फोटोहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 3606 डी विंग, माळा नं: 36 वा मजला, इमारतीचे नाव: 34 पार्क इस्टेट, ब्लॉक नं: यशवंत नगर तीन डोंगरी, रोड : गोरेगाव पश्चिम मुंबई 400104, इतर माहिती: मिळकतीचे क्षेत्र 56.86 चौ मी रेरा कारपेट एरिया-----सोबत 1 कार पार्किंग स्पेस. ((C.T.S. Number : 49 PART, 50-A PART, 50A/26 TO 50, 50A/67 TO 145, 55 PART :)) |
| (5) क्षेत्रफळ | 62.55 चौ मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता. | 1): नाव:-रेड्डी बिल्डर्स अँड डेव्हलपर्स चे भागिदार विशाल राजगोरिया तर्फे मुखत्यार सुनील शेठचे वय:-48 पत्ता:-प्लॉट नं: -. माळा नं: -. इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: ऑप देना बँक मार्ग रोड , रोड नं: मालाड पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAIFR0307D 2): नाव:-चांडक रिअलटर्स प्रा लि चे संचालक आदित्य चांडक तर्फे मुखत्यार प्रदिप परब वय:-47 पत्ता:-प्लॉट नं: 807/808 , माळा नं: 8 वा मजला , इमारतीचे नाव: हबटाउन सोलारीस, ब्लॉक नं: एन एस फडके मार्ग ऑप तेली गल्ली , रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AADCC0680N |
| (8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता | 1): नाव:-सोनी गुणसीलन वय:-52; पत्ता:-प्लॉट नं: 302, माळा नं: -. इमारतीचे नाव: ब्लू एक्ससेलनसी , ब्लॉक नं: ऑफ एस व्ही रोड ऑप पटेल पेट्रोल पंप , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AALPV4169N 2): नाव:-बालकृष्ण गुणसीलन वय:-59; पत्ता:-प्लॉट नं: 302, माळा नं: -. इमारतीचे नाव: ब्लू एक्ससेलनसी, ब्लॉक नं: ऑफ एस व्ही रोड ऑप पटेल पेट्रोल पंप, रोड नं: गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AJTPS4786R |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 30/01/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 30/01/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 1529/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1131000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |

Sales Instance

| गावाचे नाव : पी.एस.पहाडीगोरेगांव | |
|--|--|
| 898368 22-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | सूची क्र.2 |
| | दुष्यम निबंधक : सह दु.नि. बोरीवली 3 दस्त क्रमांक : 898/2024 नोंदणी : Regn:63m |
| गावाचे नाव : पी.एस.पहाडीगोरेगांव | |
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 10500000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 7612857.27 |
| (4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2006 बी विंग, माळा नं: 20 वा मजला, इमारतीचे नाव: 34 पार्क इस्टेट, ब्लॉक नं: यशवंत नगर तीन डोंगरी, रोड : गोरेगाव पश्चिम मुंबई 400104, इतर माहिती: मिळकतीचे क्षेत्र 36.33 चौ मी रेरा कारपेट एरिया-----सोबत 1 कार पार्किंग स्पेस,((C.T.S. Number : 49 PART, 50-A PART, 50A/26 TO 50, 50A/67 TO 145, 55 PART ;)) |
| (5) क्षेत्रफळ | 39.96 चौ.मीटर |
| (6)अकारणी किवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-रेड्डी बिल्डर्स अँड डेव्हलपर्स चे भागिदार विशाल राजगौरिया तर्फे मुखत्यार सुनील शेल्के वय:-48 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: ऑप देना बँक मार्वे रोड , रोड नं: मालाड पश्चिम मुंबई , महाराष्ट्र, MUMBAL पिन कोड:-400064 पॅन नं:-AAIFR0307D 2): नाव:-चांडक रिअल्टर्स प्रा लि चे ऑयोराईज रिप्रेझेंटिवज गिरीधर दास मोहता तर्फे मुखत्यार प्रदिप परब वय:-47 पत्ता:-प्लॉट नं: 807/808 , माळा नं: 8 वा मजला , इमारतीचे नाव: हबटाउन सोलारिस, ब्लॉक नं: एन एस फडके मार्ग ऑप तेली गल्ली , रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, MUMBAL पिन कोड:-400069 पॅन नं:-AADCC0680N |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-रिड्डी प्रतिक सोनी वय:-35; पत्ता:-प्लॉट नं: एफ 1204, माळा नं:-, इमारतीचे नाव: अनमोल फोरतूने, ब्लॉक नं: उन्नत नगर एम जी रोड भवानी माता मंदीर , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-BQEPS9865B |
| (9) दस्तावेज करून दिल्याचा दिनांक | 25/01/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 25/01/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 898/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 630000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |



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Sales Instance

| गावाचे नाव : पी.एस.पहाडीगोरेगांव | |
|--|--|
| 659368 22-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | सूची क्र.2 |
| | दुयम निबंधक : सह दु.नि. बोरीवली 3 दस्त क्रमांक : 659/2024 नोंदणी : Regn.63m |
| (1) विलेखाचा प्रकार | करारनाम |
| (2) मोबदला | 13900000 |
| (3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 9047965.67 |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 703 बी विंग, माळा नं: 7 वा मजला, इमारतीचे नाव: 34 पार्क इस्टेट, ब्लॉक नं: यशवंत नगर तीन डोंगरी, रोड : गोरगाव पश्चिम मुंबई 400104, इतर भाहिती: मिळकतीचे क्षेत्र 45.80 चौ मी रेरा कारपेट एरिया-----सोबत 1 कार पार्किंग स्पेस.((C.T.S. Number : 49 PART, 50-A PART, 50A/26 TO 50, 50A/67 TO 145, 55 PART ;)) |
| (5) क्षेत्रफळ | 50.38 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या लिहून देणारा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता. | 1): नाव:-रेड्डी बिल्डर्स अँड डेव्हलपर्स चे भागिदार विशाल राजगौरिया तर्फे मुखत्यार सुनील शेवळे वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं. ऑप देना बँक मावें रोड , रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAIFR0307D 2): नाव:-चांडक रिजल्टर्स प्रा लि चे संचालक आदित्य चांडक तर्फे मुखत्यार प्रदिप परब वय:-47 पत्ता:-प्लॉट नं: 807/808 , माळा नं: 8 वा मजला, इमारतीचे नाव: हबटाउन सोलारिस, ब्लॉक नं: एन एस फडके मार्ग ऑप तेली गल्ली , रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AADCC0680N |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता | 1): नाव:-प्रेसी जेम्स डिसोजा वय:-68; पत्ता:-प्लॉट नं: एल 10/18, माळा नं. -, इमारतीचे नाव: जल रतन दीप को ऑप हॉ सो लि , ब्लॉक नं: लिंक रोड हायपर सिटी मॉल बांगूर नगर मोतीलाल नगर , रोड नं: गोरगाव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AKKPD0972C 2): नाव:-जेम्स जोसेफ डिसोजा वय:-74; पत्ता:-प्लॉट नं: एल 10/18, माळा नं. -, इमारतीचे नाव: जल रतन दीप को ऑप हॉ सो लि, ब्लॉक नं: लिंक रोड हायपर सिटी मॉल बांगूर नगर मोतीलाल नगर, रोड नं: गोरगाव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AEIPD8524L 3): नाव:-लॅन्सन जेम्स डिसोजा वय:-35; पत्ता:-प्लॉट नं: एल 10/18, माळा नं. -, इमारतीचे नाव: जल रतन दीप को ऑप हॉ सो लि, ब्लॉक नं: लिंक रोड हायपर सिटी मॉल बांगूर नगर मोतीलाल नगर , रोड नं: गोरगाव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ANMPD5810A |
| (9) दस्तऐवज करून दित्याचा दिनांक | 18/01/2024 |
| (10) दस्त नोंदणी कर्याचा दिनांक | 18/01/2024 |
| (11) अनुक्रमीक खंड व पृष्ठ | 659/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 834000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30008 |

Sales Instance

| | | |
|--|---|---|
| 2512367 22-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 2512/2024 नोंदणी : Regn.63m |
| गावाचे नाव : पी.एस.पहाडीगोरेगांव | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 10532743 | |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 7933456.35 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2401 बी विंग, माळा नं: 24 वा मजला, इमारतीचे नाव: 34 पार्क इस्टेट, ब्लॉक नं: यशवंत नगर तीन डोंगरी, रोड : गोरेगाव पश्चिम मुंबई 400104, इतर माहिती: मिळकतीचे क्षेत्र 36.33 चौ मी रेरा कारपेट एरिया-----सोबत 1 कार पार्किंग स्पेस.((C.T.S. Number : 49 PART, 50-A PART, 50A/26 TO 50, 50A/67 TO 145, 55 PART :)) | |
| (5) क्षेत्रफळ | 39.96 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तावेज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-रेड्डी बिल्डर्स अँड डेव्हलपर्स वे भागिदार विशाल राजगैरिया तर्फे मुखत्यार सुनील शेठे वय:-48 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: ऑप देना बँक मार्व रोड , रोड नं: मालाड पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAJFR0307D 2): नाव:-चाडक रिअलटर्स प्रा लि चे ऑभोरार्इज रिप्रेझेंटेटिव्ज गिश्धर दास मोहता तर्फे मुखत्यार प्रदिप परब वय:-47 पत्ता:-प्लॉट नं: 807/808 , माळा नं: 8 वा मजला , इमारतीचे नाव: हबटाउन सोलारीस, ब्लॉक नं: एन एस फडके मार्ग ऑप तेली गल्ली , रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AADC0680N | |
| (8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मनीष अरुण सिध्वाद वय:-36; पत्ता:-प्लॉट नं: एच 003 , माळा नं: -, इमारतीचे नाव: शिंपोली निरंजन को ऑप हॉ सो लि , ब्लॉक नं: चिकूवाडी लिंक रोड , रोड नं: बोरीवली पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-BPUPS9642J 2): नाव:-जीनल राकेश शाह वय:-32; पत्ता:-प्लॉट नं: एच 003, माळा नं: -, इमारतीचे नाव: शिंपोली निरंजन को ऑप हॉ सो लि, ब्लॉक नं: चिकूवाडी लिंक रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-CQMPS8398K | |
| (9) दस्तावेज करुन दिल्याचा दिनांक | 13/02/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 13/02/2024 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 2512/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 632000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |



Price Indicators

₹1.01 Cr ~~₹1.45 Cr~~ | [Get Loan offers from 36+ banks](#)

1 BHK, 645 Sq-ft Flat For Sale **Goregaon West, Mumbai**

1 Bed • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area: 400 sqft • ₹25,250/sqft

Floor: 33 (Out of 38 Floors)

Lifts: 3

Developer: [Chandak Developers](#)

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **34 Park Estate**

Facing: **North - West**

Car Parking: **1 Covered**

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup: **₹1.01 Cr** [₹5,05,000 Approx. Registration Charges] ₹3,000 Monthly

Booking Amount: **₹5.0 Lac**

Address: **Goregaon West, Mumbai, Goregaon West, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **34 Park Estate in Goregaon West, Mumbai is a residential project.**

₹1.01 Cr ~~₹1.45 Cr~~ | [Get Loan offers from 36+ banks](#)

1 BHK, 645 Sq-ft Flat For Sale **Goregaon West, Mumbai**

1 Bed • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area: 400 sqft • ₹25,250/sqft

Floor: 33 (Out of 38 Floors)

Lifts: 3

Developer: [Chandak Developers](#)

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **34 Park Estate**

Facing: **North - West**

Car Parking: **1 Covered**

[Contact Agent](#) [Get Phone No.](#) 👤 Last contact made 25 days ago

More Details

Price Breakup: **₹1.01 Cr** [₹5,05,000 Approx. Registration Charges] ₹3,000 Monthly

Booking Amount: **₹5.0 Lac**

Address: **Goregaon West, Mumbai, Goregaon West, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **34 Park Estate in Goregaon West, Mumbai is a residential project.**



Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Mumbai > Goregaon West > Apartments in Goregaon West > 1BHK, 505 Sq-ft

₹1.25 Cr EMI - ₹56k | [How much loan can I get?](#)

1 BHK 505 Sq-ft Flat For Sale **Goregaon West, Mumbai**

1 Bed
1 Bath
1 Covered Parking
Unfurnished

| | | |
|--|--|----------------------------------|
| Carpet Area 391 sqft - ₹31,968/sqft | Developer Chandak Developers | Project 34 Park Estate |
| Floor 32 (Out of 34 Floors) | Transaction Type New Property | Status Under Construction |
| Lifts 3 | Furnished Status Unfurnished | Car Parking 1 Covered |

Contact Agent
Get Phone No
Property viewed by 3 People

More Details



| | |
|----------------|---|
| Price Breakup | ₹1.25 Cr |
| Booking Amount | ₹100000 |
| RERA ID | P51800006729 |
| Address | Goregaon West, Mumbai - Western Mumbai, Maharashtra |

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Mumbai > Goregaon West > Apartments in Goregaon West > 1BHK, 391 Sq-ft

₹1.41 Cr EMI - ₹64k | [Get pre-approved loan](#)

1 BHK 391 Sq-ft Flat For Sale **Goregaon West, Mumbai**

1 Bed
2 Baths
Unfurnished

| | | |
|--|--|----------------------------------|
| Carpet Area 391 sqft - ₹36,064/sqft | Developer Chandak Developers | Project 34 Park Estate |
| Transaction Type New Property | Status Under Construction | Lifts 4 |
| Furnished Status Unfurnished | | |

Contact Agent
Get Phone No
Property viewed by 1 People

More Details


| | |
|----------------|--|
| Price Breakup | ₹1.41 Cr |
| Booking Amount | ₹5.0 Lac |
| RERA ID | P51800006729 |
| Address | One of the most renowned real estate consultant operating in Vile parle east and Andheri east. We majorly deals in Primary sale, Resale and Rental properties, Goregaon West, Mumbai - Western Mumbai, Maharashtra |

Price Indicators

Get priority access & benefits with **MR Prime**
Unlock exclusively Reserved Owner Properties
Join Prime! (₹10% Off)

₹ 2.10 Cr EMI - ₹ 85k | [Get Loan offers from 3+ banks](#)

2 BHK Flat For Sale in 34 Park Estate **Unnat Nagar, Mumbai**



2 Beds
3 Baths
4 Balconies
2 Covered Parking
Private Garage

| | | | |
|---|---|----------------------------------|--|
| Carpet Area 788 sqft ₹ 2640/sqft | Developer Chandak Developers | Project 34 Park Estate | Floor 20 (Out of 34 Floors) |
| Transaction Type Resale | Additional Rooms 1 Study Room | Lifts 5 | Furnished Status Unfurnished |

Contact Owner
Get Phone No.
Last contact made 71 days ago


More Details

| | |
|----------------|---|
| Price Breakup | ₹ 2.1 Cr |
| Booking Amount | ₹ 1.0 Lac |
| Address | unnat nagar road, goregaon-west, Unnat Nagar, Mumbai - Western Mumbai, Maharashtra |

magicbricks
Buy
Rent
Sell
Home Loans

₹ 1.94 Cr EMI - ₹ 87k | [How much loan can I get?](#)

1 BHK 605 Sq-Ft Flat For Sale **Yashwant Nagar Goregaon West, Mumbai**



2 Beds
2 Baths
Unfurnished

| | | |
|---|---|--------------------------------------|
| Carpet Area 605 sqft ₹ 3186/sqft | Developer Chandak Developers | Project 34 Park Estate |
| Floor 24 (Out of 36 Floors) | Transaction Type New Property | Facing East |
| Lifts 4 | Furnished Status Unfurnished | Type Of Ownership Freehold |

Contact Agent
Get Phone No.
Last contact made 24 days ago

More Details

| | |
|----------------|--|
| Price Breakup | ₹ 1.94 Cr ₹ 970000 Approx. Registration Charges: ₹ 18 Perso, Unit, Morny. |
| Booking Amount | ₹ 3.0 Lac |
| WERA ID | A50700014576 |
| Address | Goregaon West, Mumbai, Yashwant Nagar Goregaon West, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | Yashwant Nagar, Goregaon West |

Price Indicators

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

Home New Projects in Mumbai Projects in Goregaon West Chandak 34 Park Estate

Chandak 34 Park Estate
Goregaon West, Mumbai

₹ 1.06 Cr to 2.29 Cr

Status: **Advanced Stage Construction**

Project Size: 1217 Units, 4.76 Acres

Configurations: 1, 2, 3 BHK Flat from 361 Sq. Ft. to 320 Sq. Ft. (Carpet)

Recent Registered Sale: ₹ 1.19 Cr

24 Photos Map Download Brochure

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- Market Value
- Book Value

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[More Offers](#)

HOUSING com Buy in Mumbai

34 Park Estate

₹ 1.25 Cr - 2.7 Cr | ₹ 3194 K/sq.ft

31 more

1, 2, 3 BHK Apartments Configurations

Jul, 2028 Possession Starts

₹ 3194 K/sq.ft Avg. Price

291.00 sq.ft. - 846.00 sq.ft. Carpet Area Size

[Contact Sellers](#)

Price Indicators

HOUSING.COM Buy in Mumbai

₹1.15 Cr DM Starts at ₹17.04 k

1BHK Flat

By CHOKDA GROUP

34 Park Estate, Sakinaka Area, Colaba West, Mumbai

550 sq.ft Built Up Area

₹20.91 K/sq.ft Avg. Price

1BHK Configuration

1st Jun, 2024 Possession Status

Higher of 34 floors

South-West facing Facing

Semi-Furnished Furnishing

18 more

OVERVIEW FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECTS

HOUSING.COM Buy in Mumbai

₹1.03 Cr DM Starts at ₹15.14 k

1BHK Flat

By CHOKDA GROUP

34 Park Estate, Park Road, Colaba West, Mumbai

646 sq.ft Built Up Area

₹15.97 K/sq.ft Avg. Price

1BHK Configuration

1st Dec, 2026 Possession Status

Higher of 34 floors

West facing Facing

Unfurnished Furnishing

18 more

OVERVIEW FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECTS

Price Indicators

3 BHK Flat ₹2.3 Cr (₹14 Lakh)

1200 sq.ft Built Up Area | ₹19.17 K/sq.ft Avg. Price | 3 BHK Configuration | 1st Jun, 2024 Possession status | Middle of 34 Floors | South-west Facing Facing | Semi-Furnished Furnishing

34 Park Estate, Belwalkar Wadi, Goregaon West, Mumbai

2 BHK Flat ₹1.7 Cr (₹14 Lakh)

700 sq.ft Built Up Area | ₹24.29 K/sq.ft Avg. Price | 2 BHK Configuration | 1st Dec, 2024 Possession status | Lower of 35 floors | Semi-Furnished Furnishing

34 Park Estate, Purni Nagar, Goregaon West, Mumbai

Price Indicators Projects nearby Locality

Krishna Niwas | 1 BHK

₹95.0 L - 1.99 Cr | ₹29.33 K/sq.ft
 (₹1 starts at ₹2.75 Cr)

1PK, 2 BHK Apartments
 Configurations

Dec. 2025
 Possession Starts

₹29.33 K/sq.ft
 Avg. Price

320.00 sq.ft. - 674.00 sq.ft.
 Carpet Area
 Size

7 more

Navnath Jayas | 1 BHK

₹1.13 Cr - 2.34 Cr | ₹28.00 K/sq.ft
 (₹1 starts at ₹28.31 Cr)

1, 2, 3 BHK Apartments
 Configurations

Dec. 2027
 Possession Starts

₹28.00 K/sq.ft
 Avg. Price

406.00 sq.ft. - 637.00 sq.ft.
 Carpet Area
 Size

17 more

[See More Home](#) | [Highlights](#) | [Around The Project](#) | [More About Project](#) | [Floor Plan](#) | [Tour The Project](#) | [View All](#)

Price Indicators Projects nearby Locality

More Details

| | | | |
|----------------|--|---------------------------------------|---------|
| Price Breakup | ₹1.17 Cr ₹5,85,000 | Approx. Registration Charges ₹4,300 | Monthly |
| Booking Amount | ₹5.0 Lac | | |
| Address | Coregaon West, Mumbai, Piramal Nagar, Mumbai - Western Mumbai, Maharashtra | | |
| Landmarks | S.V.Road, Piramal Nagar, Coregaon West | | |

Price Indicators Projects nearby Locality

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon West > 1 BHK Flats for Sale in Goregaon West > 397 Sq.ft

₹1.02 Cr

How much loan can I get?

1 BHK 397 Sq-ft Flat For Sale **Goregaon West, Mumbai**

1 Bed
2 Baths
Unfurnished

| | | |
|--|---|--|
| Super Built-Up Area 397 sqft ~ ₹25,693/sqft | Project <u>Yash Parekh Celeste</u> | Floor 7 (Out of 14 Floors) |
| Transaction Type New Property | Facing East | Furnished Status Unfurnished |
| Type Of Ownership Co-operative Society | Age Of Construction Under Construction | |

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

| | |
|---------------|---|
| Price Breakup | ₹1.02 Cr |
| Address | Goregaon West, Mumbai - Western Mumbai, Maharashtra |

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon West > 2 BHK Flats for Sale in Goregaon West > 602 Sq.ft

₹1.53 Cr

How much loan can I get?

2 BHK 602 Sq-ft Flat For Sale **Goregaon West, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished

| | | |
|--|---|--|
| Super Built-Up Area 602 sqft ~ ₹25,415/sqft | Project <u>Yash Parekh Celeste</u> | Floor 7 (Out of 14 Floors) |
| Transaction Type New Property | Facing East | Furnished Status Unfurnished |
| Car Parking 1 Covered | Type Of Ownership Co-operative Society | Age Of Construction Under Construction |

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

| | |
|---------------|---|
| Price Breakup | ₹1.53 Cr |
| Address | Goregaon West, Mumbai - Western Mumbai, Maharashtra |

Price Indicators Projects nearby Locality


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Piramal Nagar > 2 BHK Flats for sale in Piramal Nagar > 993 sq-ft

₹1.61 Cr

How much loan can I get?

2 BHK 993 Sq-ft Flat For Sale **Piramal Nagar, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

| | | |
|---|--|---|
| <p>Carpet Area 602 sqft ₹26.744/sqft</p> | <p>Project <u>Yash Parekh Celeste</u></p> | <p>Floor Upper Basement (Out of 14 Floors)</p> |
| <p>Transaction Type New Property</p> | <p>Facing East</p> | <p>Lifts 2</p> |
| <p>Furnished Status Unfurnished</p> | <p>Car Parking 1 Covered</p> | <p>Type Of Ownership Co-operative Society</p> |

Contact Agent

Get Phone No.

More Details

| | | | |
|----------------|--|---------------------------------------|---------|
| Price Breakup | ₹1.61 Cr ₹8,05,000 | Approx. Registration Charges ₹6,000 | Monthly |
| Booking Amount | ₹10.0 Lac | | |
| Address | Coregaon West, Mumbai, Piramal Nagar, Mumbai - Western Mumbai, Maharashtra | | |
| Landmarks | S.V.Road, Piramal Nagar, Coregaon West | | |

makaan
Buy ▾ Pick Location, Builder Or Project



Silver Serene

Coregaon West, Mumbai

₹1.6 Cr

₹24,814/sq-ft

View Price Trends

Apartment

2 BHK

Carpet Area

956 sq-ft

Status

Under Construction

Price Indicators Projects nearby Locality

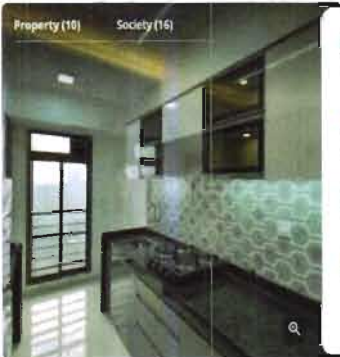
99acres
Buy > 2BHK 3Baths | Society | Landmark

₹1.44 Cr ₹ 24,142 per sq.ft. **2BHK 3Baths**

Estimated EMF ₹1,13,013

Registration No: 9518004834 | Website: <https://www.mhahousing.com>

Overview
Society
Dealer Details
Explore Locality
Recommendations
Articles >



Property (10) | **Society (16)**

- Area Carpet area: 394 sq.ft. (37.6 sq.m.)
- Price ₹1.44 Crore+ Govt Charges & Tax @ 24,142 per sq.ft.
- Floor Number 1st of 20 Floors
- Connectivity Main Road
- Configuration 2 Bedrooms, 3 Bathrooms, 2+ Balconies
- Location Radia ODC 1 Goregaon West, Mumbai Andheri-Dahisar
- Facing East
- Possession Jun 2024 New Construction Status


99acres
Buy > 1BHK 2Baths | Society | Landmark

₹1.05 Cr ₹ 25,925 per sq.ft. **1BHK 2Baths**

Estimated EMF ₹83,584

Registration No: 9518002031 | Website: <https://www.mhahousing.com>

Overview
Society
Dealer Details
Price Trends
Explore Locality
Recommendations >



Property (6)

- Area Carpet area: 405 sq.ft. (37.6 sq.m.)
- Price ₹1.05 Crore+ Govt Charges & Tax @ 25,925 per sq.ft. (negotiable)
- Floor Number 5th of 9 Floors
- Connectivity Main Road Park/Garden
- Configuration 1 Bedroom, 2 Bathrooms, No Balcony
- Location Ashapura Divyana Villa Jawahar Nagar, Mumbai Andheri-Dahisar
- Facing East
- Possession Within 3 months

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 : 23.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.23 10:48:51 +05'30'

Director

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)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 05.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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



| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by M/s. Reddy Builders & Developers |
| 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 Deepak Jain – 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 - 05.02.2024 Valuation Date - 23.02.2024 Date of Report - 23.02.2024 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 05.02.2024 |
| 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 **23rd February 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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. Reddy Builders & Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.23 10:48:23 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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