

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Mahindra Vista Phase 1"

"Mahindra Vista Phase 1", Proposed Development of plot bearing C.T.S. No. 174A/3 of Village Akurli situated at Akurli Road, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, Country - India

Latitude Longitude: 19°12'04.6"N 72°52'30.2"E

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

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



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

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

Vastu/SBI/Mumbai/03/2024/7373/2305588

18/17-336-SSPV

Date: 18.03.2024

MASTER VALUATION REPORT OF "Mahindra Vista Phase 1"

"Mahindra Vista Phase 1", Proposed Development of plot bearing C.T.S. No. 174A/3 of Village Akurli situated at Akurli Road, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, Country – India

Latitude Longitude: 19°12'04.6"N 72°52'30.2"E

NAME OF DEVELOPER: M/s. Mahindra Lifespace Developers Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **2nd March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Mahindra Vista Phase 1"**, Proposed Development of plot bearing C.T.S. No. 174A/3 of Village Akurli situated at Akurli Road, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, Country – India. It is about 3.4 Km. travel distance from Poisar Metro Station of Western Railway. 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. Mahindra Lifespace Developers Ltd.	
Project Registration Number	Project	RERA Project Number
	Mahindra Vista Phase 1	P51800054671
Register office address	M/s. Mahindra Lifespace Developers Ltd. Address: Office at 5 th floor, "Mahindra Tower", Dr. G.M. Bhosale Marg, Worli, Mumbai, PIN – 400 018, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Stanley Varghese (Builder Person – Mobile No. 8879541331)	
E – mail ID and Website	www.mahindralifespaces.com varghese.stanley@mahindra.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road & Slum Area
On or towards South	Akurli Road
On or towards East	Lokhandwala Road
On or towards West	Road



Our Pan India Presence at :

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

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

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 : 02.03.2024
	b)	Date on which the valuation is made : 18.03.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report of the said Property Certificate from DSK Legal, Mumbai dated 21.12.2023
	2.	Copy of MAHARERA certificate No. P51800054671 issued by Maharashtra real Estate Regulatory Authority. Date 02.02.2024. Last Modified date 30.01.2024
	3.	Copy of IOD Certificate No. P-14015 / 2022 / (174 A/3) / R / S Ward / Akurli – R / S / IOD / 1 / New Date 27.12.2023, issued by MCGM.
	4.	Copy of Architect Certificate of Completion of Construction Work date 23.01.2024 issued by SPACEAGE Consultants (As per RERA Certificate).
	5.	Copy of No Environment Clearance certificate No. SIA / MH / INFRA2 / 453442 / 2023 date 29.11.2023, issued by State level Environment Impact Assessment Authority, Maharashtra.
	6.	Copy of Solid Waste Management NOC P-14015 / 2022 / (174 A/3) / R / S Ward / Akurli – R / S / SWM / 3 / Amend. Date 31.01.2023 issued by MCGM.
	7.	Copy of NOC of Fire Protection & Firefighting. No. P-14015 / 2022 / (174 A / 3) / R / S Ward/ Akurli – R / S – CFO / 1 / New date 07.11.2023 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai.
	8.	Copy of No Objection Certificate for Height Clearance No. SNCR / WEST / B / 022422 / 656873 dated 21.03.2022 issued by Airport Authority of India. Valid till 20.03.2030.
	9.	Copy of Commencement Certificate No. P-14015 / 2022 / (174A / 3) / R / S Ward / Akurli-R / S / CC / 1 / New dated 13.12.2022 issued by Municipal Corporation of Greater Mumbai.
	Issue On	19 Jan 2024
	Valid Upto	18 Jan 2025
	Application Number :	P-14015/2022/(174A/3)/R/S Ward/AKURLI-R/S/CC/1/New
	Remark :	
	This C.C. is granted for work up to Plinth at Ground level only, for Wing A,B & C as per approved IOD plans dtd. 27.12.2023.	

10. Copy of Approved Plan No. P-14015 / 2022 / (174A / 3) / R / S Ward / Akurli-R / S dated 27.12.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Thirty – Sheet No. 1/30 to 30/30)									
Tower	Number of Floors								
A	Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.								
B	Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.								
C	Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 34rd Upper Floors.								
Project Name (with address & phone nos.)	: "Mahindra Vista Phase 1" , Proposed Development of plot bearing C.T.S. No. 174A/3 of Village Akurli situated at Akurli Road, Kandivali (East), Mumbai, PIN - 400 101, 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. Mahindra Lifespace Developers Ltd. Address: Office at 5 th floor, "Mahindra Tower" , Dr. G.M. Bhosale Marg, Worli, Mumbai, PIN – 400 018, State - Maharashtra, Country – India. Contact Person: Stanley Varghese (Builder Person – Mobile No. 8879541331)								
5. Brief description of the property (Including Leasehold / freehold etc.)	:								
<p>About "Mahindra Vista Phase 1" Project: Mahindra Vista Phase 1 is a project by Mahindra Lifespaces. The project is offering 2 BHK, 3 BHK, 4 BHK. It is set in 0.46 Acres. Mahindra Vista Phase 1 is a Under Construction residential project. There are 601 units. There are 3 buildings in this project. As per the area plan, units are in the size range of 574.0 - 1482.0 sq.ft.. Mahindra Vista Phase 1 is located in Akurli Road, Kandivali East. Mahindra Vista Phase 1 was launched in February 2024. RERA ID is P51800054671. Mahindra Vista Phase 1 is RERA-compliant and all necessary approvals are in place. Mahindra Vista Kandivali East will be constructed on 10 acres of land parcel, 3 towers with G+35 floors having 1 BHK, 2 BHK, 3 BHK, 4 BHK premium residences. Mahindra Vista Project is Near Mahindra Yellow Gate, Kandivali East, Mumbai with - WEH - 1.4km, Akurli Metro Station - 1.8km, Growel's 101 Mall - 1.8km. Mahindra Lifespaces Kandivali Project First is Internal amenities - Vitrified Tiles, Branded Fittings, Kitchen Platform & many more. Mahinda Lifespaces Knadivali East New Launch External Amenities has 35+ luxurious with likes of - Clubhouse, Cafeteria, Gymnasium, Swimming Pool, Children's Play Area & Many More. Vista Kandivali East Parking - Project has one type of car parking facility - Ground. Mahindra New Launch Kandivali East Possession - Rera Possession - December 2028 and Target Possession - December 2027.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th style="text-align: center;">Tower</th> <th style="text-align: center;">Number of Floors</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td>Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.</td> </tr> <tr> <td style="text-align: center;">B</td> <td>Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.</td> </tr> <tr> <td style="text-align: center;">C</td> <td>Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 34rd Upper Floors.</td> </tr> </tbody> </table>		Tower	Number of Floors	A	Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.	B	Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.	C	Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 34rd Upper Floors.
Tower	Number of Floors								
A	Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.								
B	Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.								
C	Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 34rd Upper Floors.								

LEVEL OF COMPLETION:

Tower	Present stage of Construction	Percentage of work completion
A, B & C	Work is not yet Started	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2029 (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

➤ Italian Marble Flooring in all rooms

➤ Granite Kitchen platform with Stainless Steel Sink

➤ Powder coated aluminum sliding windows with M.S. Grills

➤ Laminated wooden flush doors with Safety door

➤ Concealed wiring

➤ Concealed plumbing

➤ Kids' Play Areas

➤ Indoor Games

➤ Power Back Up

➤ Park

➤ Reserved Parking

➤ Visitor Parking

➤ Children's Play Area

➤ Indoor Games Room

➤ Intercom

➤ Cafeteria

➤ Senior Citizen Corner Area

➤ Yoga Area

➤ Swimming Pool

➤ Gymnasium

6.	Location of property	:	Think.Innovate.Create
	a) Plot No. / Survey No.	:	C.T.S. No. 174A/3
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 174A/3, Village - Akurli
	d) Ward / Taluka	:	M/E -Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Mahindra Vista Phase 1", Proposed Development of plot bearing C.T.S. No. 174A/3 of Village Akurli situated at Akurli Road, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, Country - India
8.	City / Town	:	Kandivali (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No

	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Akurli	
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	As per Site
	North	CTS No. 809 A/1 of Poisae Village	Poisar Village Boundary	Internal Road & Slum Area
	South	CTS 174 A/5 of Akurli Village & Nalla Abutting Akurli Road	18.00 Mtr. Wide road	Akurli Road
	East	CTS 174 B/1 of Akurli Village	Portion of Land Bearing CTS No. 174 B1	Lokhandwala Road
	West	CTS 174 A/2 of Akurli Village & 36.00 Mtr. Wide DP Road	36.00 Mtr. Wide DP Road	Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°12'04.6"N 72°52'30.2"E	
14.	Extent of the site	:	Total Plot area – 37,291.65 Sq. M. (As per Approved Plan) Plot area – 1887.68 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 37,291.65 Sq. M. (As per Approved Plan) Plot area – 1887.68 Sq. M. (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	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Higher Class	

	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)	:	₹ 1,54,860.00 per Sq. M. for Residential ₹ 72,870.00 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>37,291.65</td> <td>72870</td> <td>2,71,74,42,536.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>1887.68</td> <td>72870</td> <td>13,75,55,242.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	37,291.65	72870	2,71,74,42,536.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1887.68	72870	13,75,55,242.00
As per Approved Plan																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
37,291.65	72870	2,71,74,42,536.00																			
As per RERA																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
1887.68	72870	13,75,55,242.00																			
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	:																			
	Tower		Number of Floors																		
	A		Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors																		
	B		Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 33rd Upper Floors.																		
	C		Proposed Part Lower Ground / Part Basement + Ground Floor + 1st & 6th Podium (Part Residential / Podium) + 1st to 34rd 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. P-14015 / 2022 / (174A / 3) / R / S Ward / Akurli-R / S dated 27.12.2023 issued by Municipal Corporation of Greater Mumbai																		
	h) Approved map / plan issuing authority	:																			
			Approved Up to:																		
			<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Tower	Number of Floors																
Tower	Number of Floors																				

			A	Part Lower Ground / Part Basement + Ground Floor + 1 st & 6 th Podium (Part Residential / Podium) + 1 st to 33 rd Upper Floors
			B	Part Lower Ground / Part Basement + Ground Floor + 1 st & 6 th Podium (Part Residential / Podium) + 1 st to 33 rd Upper Floors
			C	Part Lower Ground / Part Basement + Ground Floor + 1 st & 6 th Podium (Part Residential / Podium) + 1 st to 34 rd Upper Floors.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empaneled 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	:	N.A. Building Construction work is in progress
	c) No. of urinals	:	

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
31	205	2	2 BHK	628	25	653	719	25360	1,65,64,898	1,77,24,441	37000	22,99,229
32	206	2	2 BHK	720	49	769	846	25360	1,95,01,333	2,08,66,426	43500	27,06,810
33	301	3	3 BHK	1004	58	1061	1167	25480	2,70,42,688	2,89,35,677	60500	37,35,882
34	302	3	3 BHK	1004	58	1061	1167	25480	2,70,42,688	2,89,35,677	60500	37,35,882
35	303	3	2 BHK	628	25	653	719	25480	1,66,45,320	1,78,10,492	37000	22,99,510
36	304	3	2 BHK	628	25	653	719	25480	1,66,44,046	1,78,09,129	37000	22,99,334
37	305	3	2 BHK	628	25	653	719	25480	1,66,43,281	1,78,08,311	37000	22,99,229
38	306	3	2 BHK	720	49	769	846	25480	1,95,93,610	2,09,65,163	43500	27,06,810
39	401	4	3 BHK	1004	58	1061	1167	25600	2,71,70,048	2,90,71,951	60500	37,35,882
40	402	4	3 BHK	1004	58	1061	1167	25600	2,71,70,048	2,90,71,951	60500	37,35,882
41	403	4	2 BHK	628	25	653	719	25600	1,67,23,712	1,78,94,372	37500	22,99,510
42	404	4	2 BHK	628	25	653	719	25600	1,67,22,432	1,78,93,002	37500	22,99,334
43	405	4	2 BHK	628	25	653	719	25600	1,67,21,664	1,78,92,180	37500	22,99,229
44	406	4	2 BHK	720	49	769	846	25600	1,96,85,888	2,10,63,900	44000	27,06,810
45	501	5	3 BHK	1004	58	1061	1167	25720	2,72,97,408	2,92,08,226	61000	37,35,882
46	502	5	3 BHK	1004	58	1061	1167	25720	2,72,97,408	2,92,08,226	61000	37,35,882
47	503	5	2 BHK	628	25	653	719	25720	1,68,02,104	1,79,78,252	37500	22,99,510
48	504	5	2 BHK	628	25	653	719	25720	1,68,00,818	1,79,76,876	37500	22,99,334
49	505	5	2 BHK	628	25	653	719	25720	1,68,00,047	1,79,76,050	37500	22,99,229
50	506	5	2 BHK	720	49	769	846	25720	1,97,78,166	2,11,62,637	44000	27,06,810
51	601	6	3 BHK	1004	58	1061	1167	25840	2,74,24,767	2,93,44,501	61000	37,35,882
52	602	6	3 BHK	1004	58	1061	1167	25840	2,74,24,767	2,93,44,501	61000	37,35,882
53	603	6	2 BHK	628	25	653	719	25840	1,68,80,497	1,80,62,132	37500	22,99,510
54	604	6	2 BHK	628	25	653	719	25840	1,68,79,205	1,80,60,749	37500	22,99,334
55	605	6	2 BHK	628	25	653	719	25840	1,68,78,430	1,80,59,920	37500	22,99,229
56	606	6	2 BHK	720	49	769	846	25840	1,98,70,443	2,12,61,374	44500	27,06,810
57	701	7	3 BHK	1004	58	1062	1168	25960	2,75,62,770	2,94,92,164	61500	37,37,325
58	702	7	3 BHK	1004	58	1062	1168	25960	2,75,62,770	2,94,92,164	61500	37,37,325
59	705	7	2 BHK	628	25	653	718	25960	1,69,51,880	1,81,38,512	38000	22,98,560
60	706	7	2 BHK	720	49	769	845	25960	1,99,52,077	2,13,48,723	44500	27,05,366
61	801	8	3 BHK	1004	58	1061	1167	26080	2,76,79,486	2,96,17,050	61500	37,35,882
62	802	8	3 BHK	1004	58	1061	1167	26080	2,76,79,486	2,96,17,050	61500	37,35,882
63	803	8	2 BHK	628	25	653	719	26080	1,70,37,282	1,82,29,891	38000	22,99,510
64	804	8	2 BHK	628	25	653	719	26080	1,70,35,978	1,82,28,496	38000	22,99,334
65	805	8	2 BHK	628	25	653	719	26080	1,70,35,195	1,82,27,659	38000	22,99,229

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
66	806	8	2 BHK	720	49	769	846	26080	2,00,54,998	2,14,58,848	44500	27,06,810
67	901	9	3 BHK	1004	58	1061	1167	26200	2,78,06,846	2,97,53,325	62000	37,35,882
68	902	9	3 BHK	1004	58	1061	1167	26200	2,78,06,846	2,97,53,325	62000	37,35,882
69	903	9	2 BHK	628	25	653	719	26200	1,71,15,674	1,83,13,771	38000	22,99,510
70	904	9	2 BHK	628	25	653	719	26200	1,71,14,364	1,83,12,369	38000	22,99,334
71	905	9	2 BHK	628	25	653	719	26200	1,71,13,578	1,83,11,528	38000	22,99,229
72	906	9	2 BHK	720	49	769	846	26200	2,01,47,276	2,15,57,585	45000	27,06,810
73	1001	10	3 BHK	1004	58	1061	1167	26320	2,79,34,206	2,98,89,600	62500	37,35,882
74	1002	10	3 BHK	1004	58	1061	1167	26320	2,79,34,206	2,98,89,600	62500	37,35,882
75	1003	10	2 BHK	628	25	653	719	26320	1,71,94,066	1,83,97,651	38500	22,99,510
76	1004	10	2 BHK	628	25	653	719	26320	1,71,92,750	1,83,96,243	38500	22,99,334
77	1005	10	2 BHK	628	25	653	719	26320	1,71,91,961	1,83,95,398	38500	22,99,229
78	1006	10	2 BHK	720	49	769	846	26320	2,02,39,554	2,16,56,322	45000	27,06,810
79	1101	11	3 BHK	1004	58	1061	1167	26440	2,80,61,565	3,00,25,875	62500	37,35,882
80	1102	11	3 BHK	1004	58	1061	1167	26440	2,80,61,565	3,00,25,875	62500	37,35,882
81	1103	11	2 BHK	628	25	653	719	26440	1,72,72,459	1,84,81,531	38500	22,99,510
82	1104	11	2 BHK	628	25	653	719	26440	1,72,71,137	1,84,80,116	38500	22,99,334
83	1105	11	2 BHK	628	25	653	719	26440	1,72,70,344	1,84,79,268	38500	22,99,229
84	1106	11	2 BHK	720	49	769	846	26440	2,03,31,831	2,17,55,059	45500	27,06,810
85	1201	12	3 BHK	1004	58	1061	1167	26560	2,81,88,925	3,01,62,150	63000	37,35,882
86	1202	12	3 BHK	1004	58	1061	1167	26560	2,81,88,925	3,01,62,150	63000	37,35,882
87	1203	12	2 BHK	628	25	653	719	26560	1,73,50,851	1,85,65,411	38500	22,99,510
88	1204	12	2 BHK	628	25	653	719	26560	1,73,49,523	1,85,63,990	38500	22,99,334
89	1205	12	2 BHK	628	25	653	719	26560	1,73,48,726	1,85,63,137	38500	22,99,229
90	1206	12	2 BHK	720	49	769	846	26560	2,04,24,109	2,18,53,796	45500	27,06,810
91	1301	13	3 BHK	1004	58	1061	1167	26680	2,83,16,284	3,02,98,424	63000	37,35,882
92	1302	13	3 BHK	1004	58	1061	1167	26680	2,83,16,284	3,02,98,424	63000	37,35,882
93	1303	13	2 BHK	628	25	653	719	26680	1,74,29,244	1,86,49,291	39000	22,99,510
94	1304	13	2 BHK	628	25	653	719	26680	1,74,27,910	1,86,47,863	39000	22,99,334
95	1305	13	2 BHK	628	25	653	719	26680	1,74,27,109	1,86,47,007	39000	22,99,229
96	1306	13	2 BHK	720	49	769	846	26680	2,05,16,386	2,19,52,533	45500	27,06,810
97	1401	14	3 BHK	1004	58	1062	1168	26800	2,84,54,632	3,04,46,456	63500	37,37,325
98	1402	14	3 BHK	1004	58	1062	1168	26800	2,84,54,632	3,04,46,456	63500	37,37,325
99	1405	14	2 BHK	628	25	653	718	26800	1,75,00,400	1,87,25,428	39000	22,98,560
100	1406	14	2 BHK	720	49	769	845	26800	2,05,97,676	2,20,39,513	46000	27,05,366

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
101	1501	15	3 BHK	1004	58	1061	1167	26800	2,84,43,644	3,04,34,699	63500	37,35,882
102	1502	15	3 BHK	1004	58	1061	1167	26800	2,84,43,644	3,04,34,699	63500	37,35,882
103	1503	15	2 BHK	628	25	653	719	26920	1,75,86,028	1,88,17,050	39000	22,99,510
104	1504	15	2 BHK	628	25	653	719	26920	1,75,84,682	1,88,15,610	39000	22,99,334
105	1505	15	2 BHK	628	25	653	719	26920	1,75,83,875	1,88,14,746	39000	22,99,229
106	1506	15	2 BHK	720	49	769	846	26920	2,07,00,942	2,21,50,008	46000	27,06,810
107	1601	16	3 BHK	1004	58	1061	1167	27040	2,86,98,363	3,07,07,249	64000	37,35,882
108	1602	16	3 BHK	1004	58	1061	1167	27040	2,86,98,363	3,07,07,249	64000	37,35,882
109	1603	16	2 BHK	628	25	653	719	27040	1,76,64,421	1,89,00,930	39500	22,99,510
110	1604	16	2 BHK	628	25	653	719	27040	1,76,63,069	1,88,99,484	39500	22,99,334
111	1605	16	2 BHK	628	25	653	719	27040	1,76,62,258	1,88,98,616	39500	22,99,229
112	1606	16	2 BHK	720	49	769	846	27040	2,07,93,219	2,22,48,745	46500	27,06,810
113	1701	17	3 BHK	1004	58	1061	1167	27160	2,88,25,723	3,08,43,523	64500	37,35,882
114	1702	17	3 BHK	1004	58	1061	1167	27160	2,88,25,723	3,08,43,523	64500	37,35,882
115	1703	17	2 BHK	628	25	653	719	27160	1,77,42,813	1,89,84,810	39500	22,99,510
116	1704	17	2 BHK	628	25	653	719	27160	1,77,41,455	1,89,83,357	39500	22,99,334
117	1705	17	2 BHK	628	25	653	719	27160	1,77,40,640	1,89,82,485	39500	22,99,229
118	1706	17	2 BHK	720	49	769	846	27160	2,08,85,497	2,23,47,482	46500	27,06,810
119	1801	18	3 BHK	1004	58	1062	1168	27280	2,89,64,267	3,09,91,766	64500	37,37,325
120	1802	18	3 BHK	1004	58	1062	1168	27280	2,89,64,267	3,09,91,766	64500	37,37,325
121	1805	18	2 BHK	628	25	653	718	27280	1,78,13,840	1,90,60,809	39500	22,98,560
122	1806	18	2 BHK	720	49	769	845	27280	2,09,66,590	2,24,34,251	46500	27,05,366
123	1901	19	3 BHK	1004	58	1061	1167	27400	2,90,80,442	3,11,16,073	65000	37,35,882
124	1902	19	3 BHK	1004	58	1061	1167	27400	2,90,80,442	3,11,16,073	65000	37,35,882
125	1903	19	2 BHK	628	25	653	719	27400	1,78,99,598	1,91,52,570	40000	22,99,510
126	1904	19	2 BHK	628	25	653	719	27400	1,78,98,228	1,91,51,104	40000	22,99,334
127	1905	19	2 BHK	628	25	653	719	27400	1,78,97,406	1,91,50,224	40000	22,99,229
128	1906	19	2 BHK	720	49	769	846	27400	2,10,70,052	2,25,44,956	47000	27,06,810
129	2001	20	3 BHK	1004	58	1061	1167	27520	2,92,07,802	3,12,52,348	65000	37,35,882
130	2002	20	3 BHK	1004	58	1061	1167	27520	2,92,07,802	3,12,52,348	65000	37,35,882
131	2003	20	2 BHK	628	25	653	719	27520	1,79,77,990	1,92,36,450	40000	22,99,510
132	2004	20	2 BHK	628	25	653	719	27520	1,79,76,614	1,92,34,977	40000	22,99,334
133	2005	20	2 BHK	628	25	653	719	27520	1,79,75,789	1,92,34,094	40000	22,99,229
134	2006	20	2 BHK	720	49	769	846	27520	2,11,62,330	2,26,43,693	47000	27,06,810
135	2101	21	3 BHK	1004	58	1061	1167	27640	2,93,35,161	3,13,88,622	65500	37,35,882
136	2102	21	3 BHK	1004	58	1061	1167	27640	2,93,35,161	3,13,88,622	65500	37,35,882
137	2105	21	2 BHK	628	25	653	719	27640	1,80,54,172	1,93,17,964	40000	22,99,229
138	2106	21	2 BHK	720	49	769	845	27640	2,12,43,275	2,27,30,304	47500	27,05,366

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
139	2201	22	3 BHK	1004	58	1061	1167	27760	2,94,62,521	3,15,24,897	65500	37,35,882
140	2202	22	3 BHK	1004	58	1061	1167	27760	2,94,62,521	3,15,24,897	65500	37,35,882
141	2203	22	2 BHK	628	25	653	719	27760	1,81,34,775	1,94,04,209	40500	22,99,510
142	2204	22	2 BHK	628	25	653	719	27760	1,81,33,387	1,94,02,724	40500	22,99,334
143	2205	22	2 BHK	628	25	653	719	27760	1,81,32,554	1,94,01,833	40500	22,99,229
144	2206	22	2 BHK	720	49	769	846	27760	2,13,46,885	2,28,41,167	47500	27,06,810
145	2301	23	3 BHK	1004	58	1061	1167	27880	2,95,89,880	3,16,61,172	66000	37,35,882
146	2302	23	3 BHK	1004	58	1061	1167	27880	2,95,89,880	3,16,61,172	66000	37,35,882
147	2303	23	2 BHK	628	25	653	719	27880	1,82,13,168	1,94,88,089	40500	22,99,510
148	2304	23	2 BHK	628	25	653	719	27880	1,82,11,774	1,94,86,598	40500	22,99,334
149	2305	23	2 BHK	628	25	653	719	27880	1,82,10,937	1,94,85,703	40500	22,99,229
150	2306	23	2 BHK	720	49	769	846	27880	2,14,39,162	2,29,39,904	48000	27,06,810
151	2401	24	3 BHK	1004	58	1061	1167	28000	2,97,17,240	3,17,97,447	66000	37,35,882
152	2402	24	3 BHK	1004	58	1061	1167	28000	2,97,17,240	3,17,97,447	66000	37,35,882
153	2403	24	2 BHK	628	25	653	719	28000	1,82,91,560	1,95,71,969	41000	22,99,510
154	2404	24	2 BHK	628	25	653	719	28000	1,82,90,160	1,95,70,471	41000	22,99,334
155	2405	24	2 BHK	628	25	653	719	28000	1,82,89,320	1,95,69,572	41000	22,99,229
156	2406	24	2 BHK	720	49	769	846	28000	2,15,31,440	2,30,38,641	48000	27,06,810
157	2501	25	3 BHK	1004	58	1061	1167	28120	2,98,44,600	3,19,33,722	66500	37,35,882
158	2502	25	3 BHK	1004	58	1061	1167	28120	2,98,44,600	3,19,33,722	66500	37,35,882
159	2503	25	2 BHK	628	25	653	719	28120	1,83,69,952	1,96,55,849	41000	22,99,510
160	2504	25	2 BHK	628	25	653	719	28120	1,83,68,546	1,96,54,345	41000	22,99,334
161	2505	25	2 BHK	628	25	653	719	28120	1,83,67,703	1,96,53,442	41000	22,99,229
162	2506	25	2 BHK	720	49	769	846	28120	2,16,23,718	2,31,37,378	48000	27,06,810
163	2601	26	3 BHK	1004	58	1061	1167	28240	2,99,71,959	3,20,69,996	67000	37,35,882
164	2602	26	3 BHK	1004	58	1061	1167	28240	2,99,71,959	3,20,69,996	67000	37,35,882
165	2603	26	2 BHK	628	25	653	719	28240	1,84,48,345	1,97,39,729	41000	22,99,510
166	2604	26	2 BHK	628	25	653	719	28240	1,84,46,933	1,97,38,218	41000	22,99,334
167	2605	26	2 BHK	628	25	653	719	28240	1,84,46,086	1,97,37,312	41000	22,99,229
168	2606	26	2 BHK	720	49	769	846	28240	2,17,15,995	2,32,36,115	48500	27,06,810
169	2701	27	3 BHK	1004	58	1061	1167	28360	3,00,99,319	3,22,06,271	67000	37,35,882
170	2702	27	3 BHK	1004	58	1061	1167	28360	3,00,99,319	3,22,06,271	67000	37,35,882
171	2703	27	2 BHK	628	25	653	719	28360	1,85,26,737	1,98,23,609	41500	22,99,510
172	2704	27	2 BHK	628	25	653	719	28360	1,85,25,319	1,98,22,092	41500	22,99,334
173	2705	27	2 BHK	628	25	653	719	28360	1,85,24,468	1,98,21,181	41500	22,99,229
174	2706	27	2 BHK	720	49	769	846	28360	2,18,08,273	2,33,34,852	48500	27,06,810
175	2801	28	3 BHK	1004	58	1061	1167	28480	3,02,26,678	3,23,42,546	67500	37,35,882
176	2802	28	3 BHK	1004	58	1061	1167	28480	3,02,26,678	3,23,42,546	67500	37,35,882



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
177	2803	28	2 BHK	628	25	653	719	28480	1,86,05,130	1,99,07,489	41500	22,99,510
178	2804	28	2 BHK	628	25	653	719	28480	1,86,03,706	1,99,05,965	41500	22,99,334
179	2805	28	2 BHK	628	25	653	719	28480	1,86,02,851	1,99,05,051	41500	22,99,229
180	2806	28	2 BHK	720	49	769	846	28480	2,19,00,550	2,34,33,589	49000	27,06,810
181	2901	29	3 BHK	1004	58	1061	1167	28600	3,03,54,038	3,24,78,821	67500	37,35,882
182	2902	29	3 BHK	1004	58	1061	1167	28600	3,03,54,038	3,24,78,821	67500	37,35,882
183	2903	29	2 BHK	628	25	653	719	28600	1,86,83,522	1,99,91,369	41500	22,99,510
184	2904	29	2 BHK	628	25	653	719	28600	1,86,82,092	1,99,89,838	41500	22,99,334
185	2905	29	2 BHK	628	25	653	719	28600	1,86,81,234	1,99,88,920	41500	22,99,229
186	2906	29	2 BHK	720	49	769	846	28600	2,19,92,828	2,35,32,326	49000	27,06,810
187	3001	30	3 BHK	1004	58	1061	1167	28720	3,04,81,398	3,26,15,095	68000	37,35,882
188	3002	30	3 BHK	1004	58	1061	1167	28720	3,04,81,398	3,26,15,095	68000	37,35,882
189	3003	30	2 BHK	628	25	653	719	28720	1,87,61,914	2,00,75,248	42000	22,99,510
190	3004	30	2 BHK	628	25	653	719	28720	1,87,60,478	2,00,73,712	42000	22,99,334
191	3005	30	2 BHK	628	25	653	719	28720	1,87,59,617	2,00,72,790	42000	22,99,229
192	3006	30	2 BHK	720	49	769	846	28720	2,20,85,106	2,36,31,063	49000	27,06,810
193	3101	31	3 BHK	1004	58	1061	1167	28840	3,06,08,757	3,27,51,370	68000	37,35,882
194	3102	31	3 BHK	1004	58	1061	1167	28840	3,06,08,757	3,27,51,370	68000	37,35,882
195	3103	31	2 BHK	628	25	653	719	28840	1,88,40,307	2,01,59,128	42000	22,99,510
196	3104	31	2 BHK	628	25	653	719	28840	1,88,38,865	2,01,57,585	42000	22,99,334
197	3105	31	2 BHK	628	25	653	719	28840	1,88,38,000	2,01,56,660	42000	22,99,229
198	3106	31	2 BHK	720	49	769	846	28840	2,21,77,383	2,37,29,800	49500	27,06,810
199	3201	32	3 BHK	1004	58	1061	1167	28960	3,07,36,117	3,28,87,645	68500	37,35,882
200	3202	32	3 BHK	1004	58	1061	1167	28960	3,07,36,117	3,28,87,645	68500	37,35,882
201	3203	32	2 BHK	628	25	653	719	28960	1,89,18,699	2,02,43,008	42000	22,99,510
202	3204	32	2 BHK	628	25	653	719	28960	1,89,17,251	2,02,41,459	42000	22,99,334
203	3205	32	2 BHK	628	25	653	719	28960	1,89,16,382	2,02,40,529	42000	22,99,229
204	3206	32	2 BHK	720	49	769	846	28960	2,22,69,661	2,38,28,537	49500	27,06,810
205	3301	32	3 BHK	1004	58	1061	1167	29080	3,08,63,476	3,30,23,920	69000	37,35,882
206	3302	33	3 BHK	1004	58	1061	1167	29080	3,08,63,476	3,30,23,920	69000	37,35,882
207	3303	33	2 BHK	628	25	653	719	29080	1,89,97,092	2,03,26,888	42500	22,99,510
208	3304	33	2 BHK	628	25	653	719	29080	1,89,95,638	2,03,25,332	42500	22,99,334
209	3305	33	2 BHK	628	25	653	719	29080	1,89,94,765	2,03,24,399	42500	22,99,229
210	3306	33	2 BHK	720	49	769	846	29080	2,23,61,938	2,39,27,274	50000	27,06,810
TOTAL						170379	187417		4,59,56,15,772	4,91,73,08,876		59,97,35,488

2) B - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq.Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat including Car parking, GST & Other Charges in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	P101	P1	3 BHK	884	50	934	1027	25000	2,33,47,000	2,52,14,760	52500	32,87,258
2	P102	P1	3 BHK	884	50	934	1027	25000	2,33,50,000	2,52,18,000	52500	32,87,680
3	P103	P1	2 BHK	574	25	599	659	25000	1,49,75,000	1,61,73,000	33500	21,08,480
4	P201	P2	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
5	P202	P2	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
6	P203	P2	2 BHK	574	25	600	660	25000	1,49,94,250	1,61,93,790	33500	21,11,190
7	P206	P2	1 BHK	408	24	432	476	25000	1,08,09,750	1,16,74,530	24500	15,22,013
8	P301	P3	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
9	P302	P3	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
10	P303	P3	2 BHK	574	25	600	660	25000	1,49,94,250	1,61,93,790	33500	21,11,190
11	P306	P3	1 BHK	408	24	432	476	25000	1,08,09,750	1,16,74,530	24500	15,22,013
12	P401	P4	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
13	P402	P4	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
14	P403	P4	2 BHK	574	25	600	660	25000	1,49,94,250	1,61,93,790	33500	21,11,190
15	P406	P4	1 BHK	408	24	432	476	25000	1,08,09,750	1,16,74,530	24500	15,22,013
16	P501	P5	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
17	P502	P5	3 BHK	884	50	934	1028	25000	2,33,56,500	2,52,25,020	52500	32,88,595
18	P503	P5	2 BHK	574	25	600	660	25000	1,49,94,250	1,61,93,790	33500	21,11,190
19	P506	P5	1 BHK	408	24	432	476	25000	1,08,09,750	1,16,74,530	24500	15,22,013
20	P601	P6	3 BHK	884	50	934	1028	25120	2,34,68,611	2,53,46,100	53000	32,88,595
21	P602	P6	3 BHK	884	50	934	1028	25120	2,34,68,611	2,53,46,100	53000	32,88,595
22	P603	P6	2 BHK	574	25	600	660	25120	1,50,66,222	1,62,71,520	34000	21,11,190
23	P606	P6	1 BHK	408	24	432	476	25120	1,08,61,637	1,17,30,568	24500	15,22,013
24	P6T01	P6T	3 BHK	884	50	934	1028	25120	2,34,68,611	2,53,46,100	53000	32,88,595
25	P6T02	P6T	3 BHK	884	50	934	1027	25120	2,34,62,080	2,53,39,046	53000	32,87,680
26	P6T03	P6T	2 BHK	574	25	599	659	25120	1,50,46,880	1,62,50,630	34000	21,08,480
27	P6T04	P6T	2 BHK	574	25	599	659	25120	1,50,46,880	1,62,50,630	34000	21,08,480
28	101	1	3 BHK	884	50	934	1027	25240	2,35,74,160	2,54,60,093	53000	32,87,680
29	102	1	3 BHK	884	50	934	1027	25240	2,35,74,160	2,54,60,093	53000	32,87,680
30	105	1	1 BHK	408	24	432	475	25240	1,09,03,680	1,17,75,974	24500	15,20,640
31	106	1	1 BHK	408	24	432	475	25240	1,09,03,680	1,17,75,974	24500	15,20,640
32	201	2	3 BHK	884	50	934	1027	25360	2,36,86,240	2,55,81,139	53500	32,87,680

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq.Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
33	202	2	3 BHK	884	50	934	1027	25360	2,36,86,240	2,55,81,139	53500	32,87,680
34	203	2	2 BHK	574	25	599	659	25360	1,51,90,640	1,64,05,891	34000	21,08,480
35	204	2	2 BHK	574	25	599	659	25360	1,51,90,640	1,64,05,891	34000	21,08,480
36	205	2	1 BHK	408	24	432	475	25360	1,09,55,520	1,18,31,962	24500	15,20,640
37	206	2	1 BHK	408	24	432	475	25360	1,09,55,520	1,18,31,962	24500	15,20,640
38	301	3	3 BHK	884	50	934	1027	25480	2,37,98,320	2,57,02,186	53500	32,87,680
39	302	3	3 BHK	884	50	934	1027	25480	2,37,98,320	2,57,02,186	53500	32,87,680
40	303	3	2 BHK	574	25	599	659	25480	1,52,62,520	1,64,83,522	34500	21,08,480
41	304	3	2 BHK	574	25	599	659	25480	1,52,62,520	1,64,83,522	34500	21,08,480
42	305	3	1 BHK	408	24	432	475	25480	1,10,07,360	1,18,87,949	25000	15,20,640
43	306	3	1 BHK	408	24	432	475	25480	1,10,07,360	1,18,87,949	25000	15,20,640
44	401	4	3 BHK	884	50	934	1027	25600	2,39,10,400	2,58,23,232	54000	32,87,680
45	402	4	3 BHK	884	50	934	1027	25600	2,39,10,400	2,58,23,232	54000	32,87,680
46	403	4	2 BHK	574	25	599	659	25600	1,53,34,400	1,65,61,152	34500	21,08,480
47	404	4	2 BHK	574	25	599	659	25600	1,53,34,400	1,65,61,152	34500	21,08,480
48	405	4	1 BHK	408	24	432	475	25600	1,10,59,200	1,19,43,936	25000	15,20,640
49	406	4	1 BHK	408	24	432	475	25600	1,10,59,200	1,19,43,936	25000	15,20,640
50	501	5	3 BHK	884	50	934	1027	25720	2,40,22,480	2,59,44,278	54000	32,87,680
51	502	5	3 BHK	884	50	934	1027	25720	2,40,22,480	2,59,44,278	54000	32,87,680
52	503	5	2 BHK	574	25	599	659	25720	1,54,06,280	1,66,38,782	34500	21,08,480
53	504	5	2 BHK	574	25	599	659	25720	1,54,06,280	1,66,38,782	34500	21,08,480
54	505	5	1 BHK	408	24	432	475	25720	1,11,11,040	1,19,99,923	25000	15,20,640
55	506	5	1 BHK	408	24	432	475	25720	1,11,11,040	1,19,99,923	25000	15,20,640
56	601	6	3 BHK	884	50	934	1027	25840	2,41,34,560	2,60,65,325	54500	32,87,680
57	602	6	3 BHK	884	50	934	1027	25840	2,41,34,560	2,60,65,325	54500	32,87,680
58	603	6	2 BHK	574	25	599	659	25840	1,54,78,160	1,67,16,413	35000	21,08,480
59	604	6	2 BHK	574	25	599	659	25840	1,54,78,160	1,67,16,413	35000	21,08,480
60	605	6	1 BHK	408	24	432	475	25840	1,11,62,880	1,20,55,910	25000	15,20,640
61	606	6	1 BHK	408	24	432	475	25840	1,11,62,880	1,20,55,910	25000	15,20,640
62	701	7	3 BHK	884	50	934	1027	25960	2,42,46,640	2,61,86,371	54500	32,87,680
63	702	7	3 BHK	884	50	934	1027	25960	2,42,46,640	2,61,86,371	54500	32,87,680
64	703	7	2 BHK	574	25	599	659	25960	1,55,50,040	1,67,94,043	35000	21,08,480
65	704	7	2 BHK	574	25	599	659	25960	1,55,50,040	1,67,94,043	35000	21,08,480
66	705	7	1 BHK	408	24	432	475	25960	1,12,14,720	1,21,11,898	25000	15,20,640
67	706	7	1 BHK	408	24	432	475	25960	1,12,14,720	1,21,11,898	25000	15,20,640
68	801	8	3 BHK	884	50	934	1027	26080	2,43,58,720	2,63,07,418	55000	32,87,680
69	802	8	3 BHK	884	50	934	1027	26080	2,43,58,720	2,63,07,418	55000	32,87,680
70	805	8	1 BHK	408	24	432	475	26080	1,12,66,560	1,21,67,885	25500	15,20,640
71	806	8	1 BHK	408	24	432	475	26080	1,12,66,560	1,21,67,885	25500	15,20,640

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area Sq.Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
72	901	9	3 BHK	884	50	934	1027	26200	2,44,70,800	2,64,28,464	55000	32,87,680
73	902	9	3 BHK	884	50	934	1027	26200	2,44,70,800	2,64,28,464	55000	32,87,680
74	903	9	2 BHK	574	25	599	659	26200	1,56,93,800	1,69,49,304	35500	21,08,480
75	904	9	2 BHK	574	25	599	659	26200	1,56,93,800	1,69,49,304	35500	21,08,480
76	905	9	1 BHK	408	24	432	475	26200	1,13,18,400	1,22,23,872	25500	15,20,640
77	906	9	1 BHK	408	24	432	475	26200	1,13,18,400	1,22,23,872	25500	15,20,640
78	1001	10	3 BHK	884	50	934	1027	26320	2,45,82,880	2,65,49,510	55500	32,87,680
79	1002	10	3 BHK	884	50	934	1027	26320	2,45,82,880	2,65,49,510	55500	32,87,680
80	1003	10	2 BHK	574	25	599	659	26320	1,57,65,680	1,70,26,934	35500	21,08,480
81	1004	10	2 BHK	574	25	599	659	26320	1,57,65,680	1,70,26,934	35500	21,08,480
82	1005	10	1 BHK	408	24	432	475	26320	1,13,70,240	1,22,79,859	25500	15,20,640
83	1006	10	1 BHK	408	24	432	475	26320	1,13,70,240	1,22,79,859	25500	15,20,640
84	1101	11	3 BHK	884	50	934	1027	26440	2,46,94,960	2,66,70,557	55500	32,87,680
85	1102	11	3 BHK	884	50	934	1027	26440	2,46,94,960	2,66,70,557	55500	32,87,680
86	1103	11	2 BHK	574	25	599	659	26440	1,58,37,560	1,71,04,565	35500	21,08,480
87	1104	11	2 BHK	574	25	599	659	26440	1,58,37,560	1,71,04,565	35500	21,08,480
88	1105	11	1 BHK	408	24	432	475	26440	1,14,22,080	1,23,35,846	25500	15,20,640
89	1106	11	1 BHK	408	24	432	475	26440	1,14,22,080	1,23,35,846	25500	15,20,640
90	1201	12	3 BHK	884	50	934	1027	26560	2,48,07,040	2,67,91,603	56000	32,87,680
91	1202	12	3 BHK	884	50	934	1027	26560	2,48,07,040	2,67,91,603	56000	32,87,680
92	1203	12	2 BHK	574	25	599	659	26560	1,59,09,440	1,71,82,195	36000	21,08,480
93	1204	12	2 BHK	574	25	599	659	26560	1,59,09,440	1,71,82,195	36000	21,08,480
94	1205	12	1 BHK	408	24	432	475	26560	1,14,73,920	1,23,91,834	26000	15,20,640
95	1206	12	1 BHK	408	24	432	475	26560	1,14,73,920	1,23,91,834	26000	15,20,640
96	1301	13	3 BHK	884	50	934	1027	26680	2,49,19,120	2,69,12,650	56000	32,87,680
97	1302	13	3 BHK	884	50	934	1027	26680	2,49,19,120	2,69,12,650	56000	32,87,680
98	1303	13	2 BHK	574	25	599	659	26680	1,59,81,320	1,72,59,826	36000	21,08,480
99	1304	13	2 BHK	574	25	599	659	26680	1,59,81,320	1,72,59,826	36000	21,08,480
100	1305	13	1 BHK	408	24	432	475	26680	1,15,25,760	1,24,47,821	26000	15,20,640
101	1306	13	1 BHK	408	24	432	475	26680	1,15,25,760	1,24,47,821	26000	15,20,640
102	1401	14	3 BHK	884	50	934	1027	26800	2,50,31,200	2,70,33,696	56500	32,87,680
103	1402	14	3 BHK	884	50	934	1027	26800	2,50,31,200	2,70,33,696	56500	32,87,680
104	1403	14	2 BHK	574	25	599	659	26800	1,60,53,200	1,73,37,456	36000	21,08,480
105	1404	14	2 BHK	574	25	599	659	26800	1,60,53,200	1,73,37,456	36000	21,08,480
106	1405	14	1 BHK	408	24	432	475	26800	1,15,77,600	1,25,03,808	26000	15,20,640
107	1406	14	1 BHK	408	24	432	475	26800	1,15,77,600	1,25,03,808	26000	15,20,640
108	1501	15	3 BHK	884	50	934	1027	26920	2,51,43,280	2,71,54,742	56500	32,87,680
109	1502	15	3 BHK	884	50	934	1027	26920	2,51,43,280	2,71,54,742	56500	32,87,680
110	1505	15	1 BHK	408	24	432	475	26920	1,16,29,440	1,25,59,795	26000	15,20,640



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq.Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of Rat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
111	1506	15	1 BHK	408	24	432	475	26920	1,16,29,440	1,25,59,795	26000	15,20,640
112	1601	16	3 BHK	884	50	934	1027	27040	2,52,55,360	2,72,75,789	57000	32,87,680
113	1602	16	3 BHK	884	50	934	1027	27040	2,52,55,360	2,72,75,789	57000	32,87,680
114	1603	16	2 BHK	574	25	599	659	27040	1,61,96,960	1,74,92,717	36500	21,08,480
115	1604	16	2 BHK	574	25	599	659	27040	1,61,96,960	1,74,92,717	36500	21,08,480
116	1605	16	1 BHK	408	24	432	475	27040	1,16,81,280	1,26,15,782	26500	15,20,640
117	1606	16	1 BHK	408	24	432	475	27040	1,16,81,280	1,26,15,782	26500	15,20,640
118	1701	17	3 BHK	884	50	934	1027	27160	2,53,67,440	2,73,96,835	57000	32,87,680
119	1702	17	3 BHK	884	50	934	1027	27160	2,53,67,440	2,73,96,835	57000	32,87,680
120	1703	17	2 BHK	574	25	599	659	27160	1,62,68,840	1,75,70,347	36500	21,08,480
121	1704	17	2 BHK	574	25	599	659	27160	1,62,68,840	1,75,70,347	36500	21,08,480
122	1705	17	1 BHK	408	24	432	475	27160	1,17,33,120	1,26,71,770	26500	15,20,640
123	1706	17	1 BHK	408	24	432	475	27160	1,17,33,120	1,26,71,770	26500	15,20,640
124	1801	18	3 BHK	884	50	934	1027	27280	2,54,79,520	2,75,17,882	57500	32,87,680
125	1802	18	3 BHK	884	50	934	1027	27280	2,54,79,520	2,75,17,882	57500	32,87,680
126	1803	18	2 BHK	574	25	599	659	27280	1,63,40,720	1,76,47,978	37000	21,08,480
127	1804	18	2 BHK	574	25	599	659	27280	1,63,40,720	1,76,47,978	37000	21,08,480
128	1805	18	1 BHK	408	24	432	475	27280	1,17,84,960	1,27,27,757	26500	15,20,640
129	1806	18	1 BHK	408	24	432	475	27280	1,17,84,960	1,27,27,757	26500	15,20,640
130	1901	19	3 BHK	884	50	934	1027	27400	2,55,91,600	2,76,38,928	57500	32,87,680
131	1902	19	3 BHK	884	50	934	1027	27400	2,55,91,600	2,76,38,928	57500	32,87,680
132	1903	19	2 BHK	574	25	599	659	27400	1,64,12,600	1,77,25,608	37000	21,08,480
133	1904	19	2 BHK	574	25	599	659	27400	1,64,12,600	1,77,25,608	37000	21,08,480
134	1905	19	1 BHK	408	24	432	475	27400	1,18,36,800	1,27,83,744	26500	15,20,640
135	1906	19	1 BHK	408	24	432	475	27400	1,18,36,800	1,27,83,744	26500	15,20,640
136	2001	20	3 BHK	884	50	934	1027	27520	2,57,03,680	2,77,59,974	58000	32,87,680
137	2002	20	3 BHK	884	50	934	1027	27520	2,57,03,680	2,77,59,974	58000	32,87,680
138	2003	20	2 BHK	574	25	599	659	27520	1,64,84,480	1,78,03,238	37000	21,08,480
139	2004	20	2 BHK	574	25	599	659	27520	1,64,84,480	1,78,03,238	37000	21,08,480
140	2005	20	1 BHK	408	24	432	475	27520	1,18,88,640	1,28,39,731	26500	15,20,640
141	2006	20	1 BHK	408	24	432	475	27520	1,18,88,640	1,28,39,731	26500	15,20,640
142	2101	21	3 BHK	884	50	934	1027	27640	2,58,15,760	2,78,81,021	58000	32,87,680
143	2102	21	3 BHK	884	50	934	1027	27640	2,58,15,760	2,78,81,021	58000	32,87,680
144	2103	21	2 BHK	574	25	599	659	27640	1,65,56,360	1,78,80,869	37500	21,08,480
145	2104	21	2 BHK	574	25	599	659	27640	1,65,56,360	1,78,80,869	37500	21,08,480
146	2105	21	1 BHK	408	24	432	475	27640	1,19,40,480	1,28,95,718	27000	15,20,640
147	2106	21	1 BHK	408	24	432	475	27640	1,19,40,480	1,28,95,718	27000	15,20,640
148	2201	22	3 BHK	884	50	934	1027	27760	2,59,27,840	2,80,02,067	58500	32,87,680
149	2202	22	3 BHK	884	50	934	1027	27760	2,59,27,840	2,80,02,067	58500	32,87,680

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq.Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
150	2205	22	1 BHK	408	24	432	475	27760	1,19,92,320	1,29,51,706	27000	15,20,640
151	2206	22	1 BHK	408	24	432	475	27760	1,19,92,320	1,29,51,706	27000	15,20,640
152	2301	23	3 BHK	884	50	934	1027	27880	2,60,39,920	2,81,23,114	58500	32,87,680
153	2302	23	3 BHK	884	50	934	1027	27880	2,60,39,920	2,81,23,114	58500	32,87,680
154	2303	23	2 BHK	574	25	599	659	27880	1,67,00,120	1,80,36,130	37500	21,08,480
155	2304	23	2 BHK	574	25	599	659	27880	1,67,00,120	1,80,36,130	37500	21,08,480
156	2305	23	1 BHK	408	24	432	475	27880	1,20,44,160	1,30,07,693	27000	15,20,640
157	2306	23	1 BHK	408	24	432	475	27880	1,20,44,160	1,30,07,693	27000	15,20,640
158	2401	24	3 BHK	884	50	934	1027	28000	2,61,52,000	2,82,44,160	59000	32,87,680
159	2402	24	3 BHK	884	50	934	1027	28000	2,61,52,000	2,82,44,160	59000	32,87,680
160	2403	24	2 BHK	574	25	599	659	28000	1,67,72,000	1,81,13,760	37500	21,08,480
161	2404	24	2 BHK	574	25	599	659	28000	1,67,72,000	1,81,13,760	37500	21,08,480
162	2405	24	1 BHK	408	24	432	475	28000	1,20,96,000	1,30,63,680	27000	15,20,640
163	2406	24	1 BHK	408	24	432	475	28000	1,20,96,000	1,30,63,680	27000	15,20,640
164	2501	25	3 BHK	884	50	934	1027	28120	2,62,64,080	2,83,65,206	59000	32,87,680
165	2502	25	3 BHK	884	50	934	1027	28120	2,62,64,080	2,83,65,206	59000	32,87,680
166	2503	25	2 BHK	574	25	599	659	28120	1,68,43,880	1,81,91,390	38000	21,08,480
167	2504	25	2 BHK	574	25	599	659	28120	1,68,43,880	1,81,91,390	38000	21,08,480
168	2505	25	1 BHK	408	24	432	475	28120	1,21,47,840	1,31,19,667	27500	15,20,640
169	2506	25	1 BHK	408	24	432	475	28120	1,21,47,840	1,31,19,667	27500	15,20,640
170	2601	26	3 BHK	884	50	934	1027	28240	2,63,76,160	2,84,86,253	59500	32,87,680
171	2602	26	3 BHK	884	50	934	1027	28240	2,63,76,160	2,84,86,253	59500	32,87,680
172	2603	26	2 BHK	574	25	599	659	28240	1,69,15,760	1,82,69,021	38000	21,08,480
173	2604	26	2 BHK	574	25	599	659	28240	1,69,15,760	1,82,69,021	38000	21,08,480
174	2605	26	1 BHK	408	24	432	475	28240	1,21,99,680	1,31,75,654	27500	15,20,640
175	2606	26	1 BHK	408	24	432	475	28240	1,21,99,680	1,31,75,654	27500	15,20,640
176	2701	27	3 BHK	884	50	934	1027	28360	2,64,88,240	2,86,07,299	59500	32,87,680
177	2702	27	3 BHK	884	50	934	1027	28360	2,64,88,240	2,86,07,299	59500	32,87,680
178	2703	27	2 BHK	574	25	599	659	28360	1,69,87,640	1,83,46,651	38000	21,08,480
179	2704	27	2 BHK	574	25	599	659	28360	1,69,87,640	1,83,46,651	38000	21,08,480
180	2705	27	1 BHK	408	24	432	475	28360	1,22,51,520	1,32,31,642	27500	15,20,640
181	2706	27	1 BHK	408	24	432	475	28360	1,22,51,520	1,32,31,642	27500	15,20,640
182	2801	28	3 BHK	884	50	934	1027	28480	2,66,00,320	2,87,28,346	60000	32,87,680
183	2802	28	3 BHK	884	50	934	1027	28480	2,66,00,320	2,87,28,346	60000	32,87,680
184	2803	28	2 BHK	574	25	599	659	28480	1,70,59,520	1,84,24,282	38500	21,08,480
185	2804	28	2 BHK	574	25	599	659	28480	1,70,59,520	1,84,24,282	38500	21,08,480
186	2805	28	1 BHK	408	24	432	475	28480	1,23,03,360	1,32,87,629	27500	15,20,640
187	2806	28	1 BHK	408	24	432	475	28480	1,23,03,360	1,32,87,629	27500	15,20,640
188	2901	29	3 BHK	884	50	934	1027	28600	2,67,12,400	2,88,49,392	60000	32,87,680

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
189	2902	29	3 BHK	884	50	934	1027	28600	2,67,12,400	2,88,49,392	60000	32,87,680
190	2905	29	1 BHK	408	24	432	475	28600	1,23,55,200	1,33,43,616	28000	15,20,640
191	2906	29	1 BHK	408	24	432	475	28600	1,23,55,200	1,33,43,616	28000	15,20,640
192	3001	30	3 BHK	884	50	934	1027	28720	2,68,24,480	2,89,70,438	60500	32,87,680
193	3002	30	3 BHK	884	50	934	1027	28720	2,68,24,480	2,89,70,438	60500	32,87,680
194	3003	30	2 BHK	574	25	599	659	28720	1,72,03,280	1,85,79,542	38500	21,08,480
195	3004	30	2 BHK	574	25	599	659	28720	1,72,03,280	1,85,79,542	38500	21,08,480
196	3005	30	1 BHK	408	24	432	475	28720	1,24,07,040	1,33,99,603	28000	15,20,640
197	3006	30	1 BHK	408	24	432	475	28720	1,24,07,040	1,33,99,603	28000	15,20,640
198	3101	31	3 BHK	884	50	934	1027	28840	2,69,36,560	2,90,91,485	60500	32,87,680
199	3102	31	3 BHK	884	50	934	1027	28840	2,69,36,560	2,90,91,485	60500	32,87,680
200	3103	31	2 BHK	574	25	599	659	28840	1,72,75,160	1,86,57,173	39000	21,08,480
201	3104	31	2 BHK	574	25	599	659	28840	1,72,75,160	1,86,57,173	39000	21,08,480
202	3105	31	1 BHK	408	24	432	475	28840	1,24,58,880	1,34,55,590	28000	15,20,640
203	3106	31	1 BHK	408	24	432	475	28840	1,24,58,880	1,34,55,590	28000	15,20,640
204	3201	32	3 BHK	884	50	934	1027	28960	2,70,48,640	2,92,12,531	61000	32,87,680
205	3202	32	3 BHK	884	50	934	1027	28960	2,70,48,640	2,92,12,531	61000	32,87,680
206	3203	32	2 BHK	574	25	599	659	28960	1,73,47,040	1,87,34,803	39000	21,08,480
207	3204	32	2 BHK	574	25	599	659	28960	1,73,47,040	1,87,34,803	39000	21,08,480
208	3205	32	1 BHK	408	24	432	475	28960	1,25,10,720	1,35,11,578	28000	15,20,640
209	3206	32	1 BHK	408	24	432	475	28960	1,25,10,720	1,35,11,578	28000	15,20,640
210	3301	33	3 BHK	884	50	934	1027	29080	2,71,60,720	2,93,33,578	61000	32,87,680
211	3302	33	3 BHK	884	50	934	1027	29080	2,71,60,720	2,93,33,578	61000	32,87,680
212	3303	33	2 BHK	574	25	599	659	29080	1,74,18,920	1,88,12,434	39000	21,08,480
213	3304	33	2 BHK	574	25	599	659	29080	1,74,18,920	1,88,12,434	39000	21,08,480
214	3305	33	1 BHK	408	24	432	475	29080	1,25,62,560	1,35,67,565	28500	15,20,640
215	3306	33	1 BHK	408	24	432	475	29080	1,25,62,560	1,35,67,565	28500	15,20,640
TOTAL						143737	158110		3,86,27,59,133	4,17,17,79,863		50,59,52,621

3) C - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	P103	P1	2 BHK	757	50	807	887	25000	2,01,65,500	2,17,78,740	45500	28,39,302
2	P104	P1	2 BHK	723	50	773	850	25000	1,93,25,000	2,08,71,000	43500	27,20,960
3	P203	P2	2 BHK	757	50	807	887	25000	2,01,65,500	2,17,78,740	45500	28,39,302
4	P204	P2	2 BHK	723	50	773	850	25000	1,93,25,000	2,08,71,000	43500	27,20,960
5	P303	P3	2 BHK	757	50	807	887	25000	2,01,65,500	2,17,78,740	45500	28,39,302

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
44	605	6	2 BHK	723	50	773	850	25840	1,99,74,320	2,15,72,266	45000	27,20,960
45	701	7	4 BHK	1450	142	1592	1751	25960	4,13,28,320	4,46,34,586	93000	56,03,840
46	702	7	2 BHK	757	50	807	887	25960	2,09,39,336	2,26,14,483	47000	28,39,232
47	703	7	2 BHK	757	50	807	888	25960	2,09,49,720	2,26,25,698	47000	28,40,640
48	704	7	2 BHK	723	50	773	850	25960	2,00,67,080	2,16,72,446	45000	27,20,960
49	705	7	2 BHK	723	50	773	850	25960	2,00,67,080	2,16,72,446	45000	27,20,960
50	801	8	4 BHK	1450	142	1592	1751	26080	4,15,19,360	4,48,40,909	93500	56,03,840
51	802	8	2 BHK	757	50	807	887	26080	2,10,36,128	2,27,19,018	47500	28,39,232
52	803	8	2 BHK	757	50	807	888	26080	2,10,46,560	2,27,30,285	47500	28,40,640
53	901	9	4 BHK	1450	142	1592	1751	26200	4,17,10,400	4,50,47,232	94000	56,03,840
54	902	9	2 BHK	757	50	807	887	26200	2,11,32,920	2,28,23,554	47500	28,39,232
55	903	9	2 BHK	757	50	807	888	26200	2,11,43,400	2,28,34,872	47500	28,40,640
56	904	9	2 BHK	723	50	773	850	26200	2,02,52,600	2,18,72,808	45500	27,20,960
57	905	9	2 BHK	723	50	773	850	26200	2,02,52,600	2,18,72,808	45500	27,20,960
58	1001	10	4 BHK	1450	142	1592	1751	26320	4,19,01,440	4,52,53,555	94500	56,03,840
59	1002	10	2 BHK	757	50	807	887	26320	2,12,29,712	2,29,28,089	48000	28,39,232
60	1003	10	2 BHK	757	50	807	888	26320	2,12,40,240	2,29,39,459	48000	28,40,640
61	1004	10	2 BHK	723	50	773	850	26320	2,03,45,360	2,19,72,989	46000	27,20,960
62	1005	10	2 BHK	723	50	773	850	26320	2,03,45,360	2,19,72,989	46000	27,20,960
63	1101	11	4 BHK	1450	142	1592	1751	26440	4,20,92,480	4,54,59,878	94500	56,03,840
64	1102	11	2 BHK	757	50	807	887	26440	2,13,26,504	2,30,32,624	48000	28,39,232
65	1103	11	2 BHK	757	50	807	888	26440	2,13,37,080	2,30,44,046	48000	28,40,640
66	1104	11	2 BHK	723	50	773	850	26440	2,04,38,120	2,20,73,170	46000	27,20,960
67	1105	11	2 BHK	723	50	773	850	26440	2,04,38,120	2,20,73,170	46000	27,20,960
68	1201	12	4 BHK	1450	142	1592	1751	26560	4,22,83,520	4,56,66,202	95000	56,03,840
69	1202	12	2 BHK	757	50	807	887	26560	2,14,23,296	2,31,37,160	48000	28,39,232
70	1203	12	2 BHK	757	50	807	888	26560	2,14,33,920	2,31,48,634	48000	28,40,640
71	1204	12	2 BHK	723	50	773	850	26560	2,05,30,880	2,21,73,350	46000	27,20,960
72	1205	12	2 BHK	723	50	773	850	26560	2,05,30,880	2,21,73,350	46000	27,20,960
73	1301	13	4 BHK	1450	142	1592	1751	26680	4,24,74,560	4,58,72,525	95500	56,03,840
74	1302	13	2 BHK	757	50	807	887	26680	2,15,20,088	2,32,41,695	48500	28,39,232
75	1303	13	2 BHK	757	50	807	888	26680	2,15,30,760	2,32,53,221	48500	28,40,640
76	1304	13	2 BHK	723	50	773	850	26680	2,06,23,640	2,22,73,531	46500	27,20,960
77	1305	13	2 BHK	723	50	773	850	26680	2,06,23,640	2,22,73,531	46500	27,20,960
78	1401	14	4 BHK	1450	142	1592	1751	26800	4,26,65,600	4,60,78,848	96000	56,03,840
79	1402	14	2 BHK	757	50	807	887	26800	2,16,16,880	2,33,46,230	48500	28,39,232
80	1403	14	2 BHK	757	50	807	888	26800	2,16,27,600	2,33,57,808	48500	28,40,640
81	1404	14	2 BHK	723	50	773	850	26800	2,07,16,400	2,23,73,712	46500	27,20,960

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
82	1405	14	2 BHK	723	50	773	850	26800	2,07,16,400	2,23,73,712	46500	27,20,960
83	1501	15	4 BHK	1450	142	1592	1751	26920	4,28,56,640	4,62,85,171	96500	56,03,840
84	1502	15	2 BHK	757	50	807	887	26920	2,17,13,672	2,34,50,766	49000	28,39,232
85	1503	15	2 BHK	757	50	807	888	26920	2,17,24,440	2,34,62,395	49000	28,40,640
86	1601	16	4 BHK	1450	142	1592	1751	27040	4,30,47,680	4,64,91,494	97000	56,03,840
87	1602	16	2 BHK	757	50	807	887	27040	2,18,10,464	2,35,55,301	49000	28,39,232
88	1603	16	2 BHK	757	50	807	888	27040	2,18,21,280	2,35,66,982	49000	28,40,640
89	1604	16	2 BHK	723	50	773	850	27040	2,09,01,920	2,25,74,074	47000	27,20,960
90	1605	16	2 BHK	723	50	773	850	27040	2,09,01,920	2,25,74,074	47000	27,20,960
91	1701	17	4 BHK	1450	142	1592	1751	27160	4,32,38,720	4,66,97,818	97500	56,03,840
92	1702	17	2 BHK	757	50	807	887	27160	2,19,07,256	2,36,59,836	49500	28,39,232
93	1703	17	2 BHK	757	50	807	888	27160	2,19,18,120	2,36,71,570	49500	28,40,640
94	1704	17	2 BHK	723	50	773	850	27160	2,09,94,680	2,26,74,254	47000	27,20,960
95	1705	17	2 BHK	723	50	773	850	27160	2,09,94,680	2,26,74,254	47000	27,20,960
96	1801	18	4 BHK	1450	142	1592	1751	27280	4,34,29,760	4,69,04,141	97500	56,03,840
97	1802	18	2 BHK	757	50	807	887	27280	2,20,04,048	2,37,64,372	49500	28,39,232
98	1803	18	2 BHK	757	50	807	888	27280	2,20,14,960	2,37,76,157	49500	28,40,640
99	1804	18	2 BHK	723	50	773	850	27280	2,10,87,440	2,27,74,435	47500	27,20,960
100	1805	18	2 BHK	723	50	773	850	27280	2,10,87,440	2,27,74,435	47500	27,20,960
101	1901	19	4 BHK	1450	142	1592	1751	27400	4,36,20,800	4,71,10,464	98000	56,03,840
102	1902	19	2 BHK	757	50	807	887	27400	2,21,00,840	2,38,68,907	49500	28,39,232
103	1903	19	2 BHK	757	50	807	888	27400	2,21,11,800	2,38,80,744	50000	28,40,640
104	1904	19	2 BHK	723	50	773	850	27400	2,11,80,200	2,28,74,616	47500	27,20,960
105	1905	19	2 BHK	723	50	773	850	27400	2,11,80,200	2,28,74,616	47500	27,20,960
106	2001	20	4 BHK	1450	142	1592	1751	27520	4,38,11,840	4,73,16,787	98500	56,03,840
107	2002	20	2 BHK	757	50	807	887	27520	2,21,97,632	2,39,73,443	50000	28,39,232
108	2003	20	2 BHK	757	50	807	888	27520	2,22,08,640	2,39,85,331	50000	28,40,640
109	2004	20	2 BHK	723	50	773	850	27520	2,12,72,960	2,29,74,797	48000	27,20,960
110	2005	20	2 BHK	723	50	773	850	27520	2,12,72,960	2,29,74,797	48000	27,20,960
111	2101	21	4 BHK	1450	142	1592	1751	27640	4,40,02,880	4,75,23,110	99000	56,03,840
112	2102	21	2 BHK	757	50	807	887	27640	2,22,94,424	2,40,77,978	50000	28,39,232
113	2103	21	2 BHK	757	50	807	888	27640	2,23,05,480	2,40,89,918	50000	28,40,640
114	2104	21	2 BHK	723	50	773	850	27640	2,13,65,720	2,30,74,978	48000	27,20,960
115	2105	21	2 BHK	723	50	773	850	27640	2,13,65,720	2,30,74,978	48000	27,20,960
116	2201	22	4 BHK	1450	142	1592	1751	27760	4,41,93,920	4,77,29,434	99500	56,03,840
117	2202	22	2 BHK	757	50	807	887	27760	2,23,91,216	2,41,82,513	50500	28,39,232
118	2203	22	2 BHK	757	50	807	888	27760	2,24,02,320	2,41,94,506	50500	28,40,640
119	2301	23	4 BHK	1450	142	1592	1751	27880	4,43,84,960	4,79,35,757	100000	56,03,840

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
120	2302	23	2 BHK	757	50	807	887	27880	2,24,88,008	2,42,87,049	50500	28,39,232
121	2303	23	2 BHK	757	50	807	888	27880	2,24,99,160	2,42,99,093	50500	28,40,640
122	2304	23	2 BHK	723	50	773	850	27880	2,15,51,240	2,32,75,339	48500	27,20,960
123	2305	23	2 BHK	723	50	773	850	27880	2,15,51,240	2,32,75,339	48500	27,20,960
124	2401	24	4 BHK	1450	142	1592	1751	28000	4,45,76,000	4,81,42,080	100500	56,03,840
125	2402	24	2 BHK	757	50	807	887	28000	2,25,84,800	2,43,91,584	51000	28,39,232
126	2403	24	2 BHK	757	50	807	888	28000	2,25,96,000	2,44,03,680	51000	28,40,640
127	2404	24	2 BHK	723	50	773	850	28000	2,16,44,000	2,33,75,520	48500	27,20,960
128	2405	24	2 BHK	723	50	773	850	28000	2,16,44,000	2,33,75,520	48500	27,20,960
129	2501	25	4 BHK	1450	142	1592	1751	28120	4,47,67,040	4,83,48,403	100500	56,03,840
130	2502	25	2 BHK	757	50	807	887	28120	2,26,81,592	2,44,96,119	51000	28,39,232
131	2503	25	2 BHK	757	50	807	888	28120	2,26,92,840	2,45,08,267	51000	28,40,640
132	2504	25	2 BHK	723	50	773	850	28120	2,17,36,760	2,34,75,701	49000	27,20,960
133	2505	25	2 BHK	723	50	773	850	28120	2,17,36,760	2,34,75,701	49000	27,20,960
134	2601	26	4 BHK	1450	142	1592	1751	28240	4,49,58,080	4,85,54,726	101000	56,03,840
135	2602	26	2 BHK	757	50	807	887	28240	2,27,78,384	2,46,00,655	51500	28,39,232
136	2603	26	2 BHK	757	50	807	888	28240	2,27,89,680	2,46,12,854	51500	28,40,640
137	2604	26	2 BHK	723	50	773	850	28240	2,18,29,520	2,35,75,882	49000	27,20,960
138	2605	26	2 BHK	723	50	773	850	28240	2,18,29,520	2,35,75,882	49000	27,20,960
139	2701	27	4 BHK	1450	142	1592	1751	28360	4,51,49,120	4,87,61,050	101500	56,03,840
140	2702	27	2 BHK	757	50	807	887	28360	2,28,75,176	2,47,05,190	51500	28,39,232
141	2703	27	2 BHK	757	50	807	888	28360	2,28,86,520	2,47,17,442	51500	28,40,640
142	2704	27	2 BHK	723	50	773	850	28360	2,19,22,280	2,36,76,062	49500	27,20,960
143	2705	27	2 BHK	723	50	773	850	28360	2,19,22,280	2,36,76,062	49500	27,20,960
144	2801	28	4 BHK	1450	142	1592	1751	28480	4,53,40,160	4,89,67,373	102000	56,03,840
145	2802	28	2 BHK	757	50	807	887	28480	2,29,71,968	2,48,09,725	51500	28,39,232
146	2803	28	2 BHK	757	50	807	888	28480	2,29,83,360	2,48,22,029	51500	28,40,640
147	2804	28	2 BHK	723	50	773	850	28480	2,20,15,040	2,37,76,243	49500	27,20,960
148	2805	28	2 BHK	723	50	773	850	28480	2,20,15,040	2,37,76,243	49500	27,20,960
149	2901	29	4 BHK	1450	142	1592	1751	28600	4,55,31,200	4,91,73,696	102500	56,03,840
150	2902	29	2 BHK	757	50	807	887	28600	2,30,68,760	2,49,14,261	52000	28,39,232
151	2903	29	2 BHK	757	50	807	888	28600	2,30,80,200	2,49,26,616	52000	28,40,640
152	3001	30	4 BHK	1450	142	1592	1751	28720	4,57,22,240	4,93,80,019	103000	56,03,840
153	3002	30	2 BHK	757	50	807	887	28720	2,31,65,552	2,50,18,796	52000	28,39,232
154	3003	30	2 BHK	757	50	807	888	28720	2,31,77,040	2,50,31,203	52000	28,40,640
155	3004	30	2 BHK	723	50	773	850	28720	2,22,00,560	2,39,76,605	50000	27,20,960
156	3005	30	2 BHK	723	50	773	850	28720	2,22,00,560	2,39,76,605	50000	27,20,960
157	3101	31	4 BHK	1450	142	1592	1751	28840	4,59,13,280	4,95,86,342	103500	56,03,840

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area Sq. Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
158	3102	31	2 BHK	757	50	807	887	28840	2,32,62,344	2,51,23,332	52500	28,39,232
159	3103	31	2 BHK	757	50	807	888	28840	2,32,73,880	2,51,35,790	52500	28,40,640
160	3104	31	2 BHK	723	50	773	850	28840	2,22,93,320	2,40,76,786	50000	27,20,960
161	3105	31	2 BHK	723	50	773	850	28840	2,22,93,320	2,40,76,786	50000	27,20,960
162	3201	32	4 BHK	1450	142	1592	1751	28960	4,61,04,320	4,97,92,666	103500	56,03,840
163	3202	32	2 BHK	757	50	807	887	28960	2,33,59,136	2,52,27,867	52500	28,39,232
164	3203	32	2 BHK	757	50	807	888	28960	2,33,70,720	2,52,40,378	52500	28,40,640
165	3204	32	2 BHK	723	50	773	850	28960	2,23,86,080	2,41,76,966	50500	27,20,960
166	3205	32	2 BHK	723	50	773	850	28960	2,23,86,080	2,41,76,966	50500	27,20,960
167	3301	33	4 BHK	1450	142	1592	1751	29080	4,62,95,360	4,99,98,989	104000	56,03,840
168	3302	33	2 BHK	757	50	807	887	29080	2,34,55,928	2,53,32,402	53000	28,39,232
169	3303	33	2 BHK	757	50	807	888	29080	2,34,67,560	2,53,44,965	53000	28,40,640
170	3304	33	2 BHK	723	50	773	850	29080	2,24,78,840	2,42,77,147	50500	27,20,960
171	3305	33	2 BHK	723	50	773	850	29080	2,24,78,840	2,42,77,147	50500	27,20,960
172	3401	34	4 BHK	1450	142	1592	1751	29200	4,64,86,400	5,02,05,312	104500	56,03,840
173	3402	34	2 BHK	757	50	807	887	29200	2,35,52,720	2,54,36,938	53000	28,39,232
174	3403	34	2 BHK	757	50	807	888	29200	2,35,64,400	2,54,49,552	53000	28,40,640
175	3404	34	2 BHK	723	50	773	850	29200	2,25,71,600	2,43,77,328	51000	27,20,960
176	3405	34	2 BHK	723	50	773	850	29200	2,25,71,600	2,43,77,328	51000	27,20,960
TOTAL						166461	183107		4,50,59,11,831	4,86,63,84,778		58,59,43,987

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 - 138 3BHK - 72	210	170379	187417	4,59,56,15,772.00	4,91,73,08,876.00
B	1 BHK - 71 2 BHK - 64 3 BHK - 80	215	143737	158110	3,86,27,59,133.00	4,17,17,79,863.00
C	2 BHK - 142 4 BHK - 34	176	166461	183107	4,50,59,11,831.00	4,86,63,84,778.00
Total		601	480577	528635	12,96,42,86,736.00	13,95,54,73,517.00
Typical Refuge Floor – 7 th , 14 th , 21 st & 28 th Floors - Flat No. 3 & 4 (Wing - A)						
Typical Refuge Floor – 1 th , 8 th , 15 th , 22 nd & 29 th Floors - Flat No. 3 & 4 (Wing - B)						
Typical Refuge Floor – 1 th , 8 th , 15 th , 22 nd & 29 th Floors - Flat No. 3 & 4 (Wing - C)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	12,96,42,86,736.00
Final Realizable Value After Completion in ₹	13,95,54,73,517.00
Cost of Construction (Total Built up area x Rate) 528635 Sq. Ft. x ₹ 3200.00	1,69,16,32,096.00

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 ₹		:	₹ 12,96,42,86,736.00
Final Realizable Value After Completion in ₹		:	₹ 13,95,54,73,517.00

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 ₹ 24,000.00 to ₹ 30,000.00 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 ₹ 25,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Think.Innovate.Create



Think.Innovate.Create

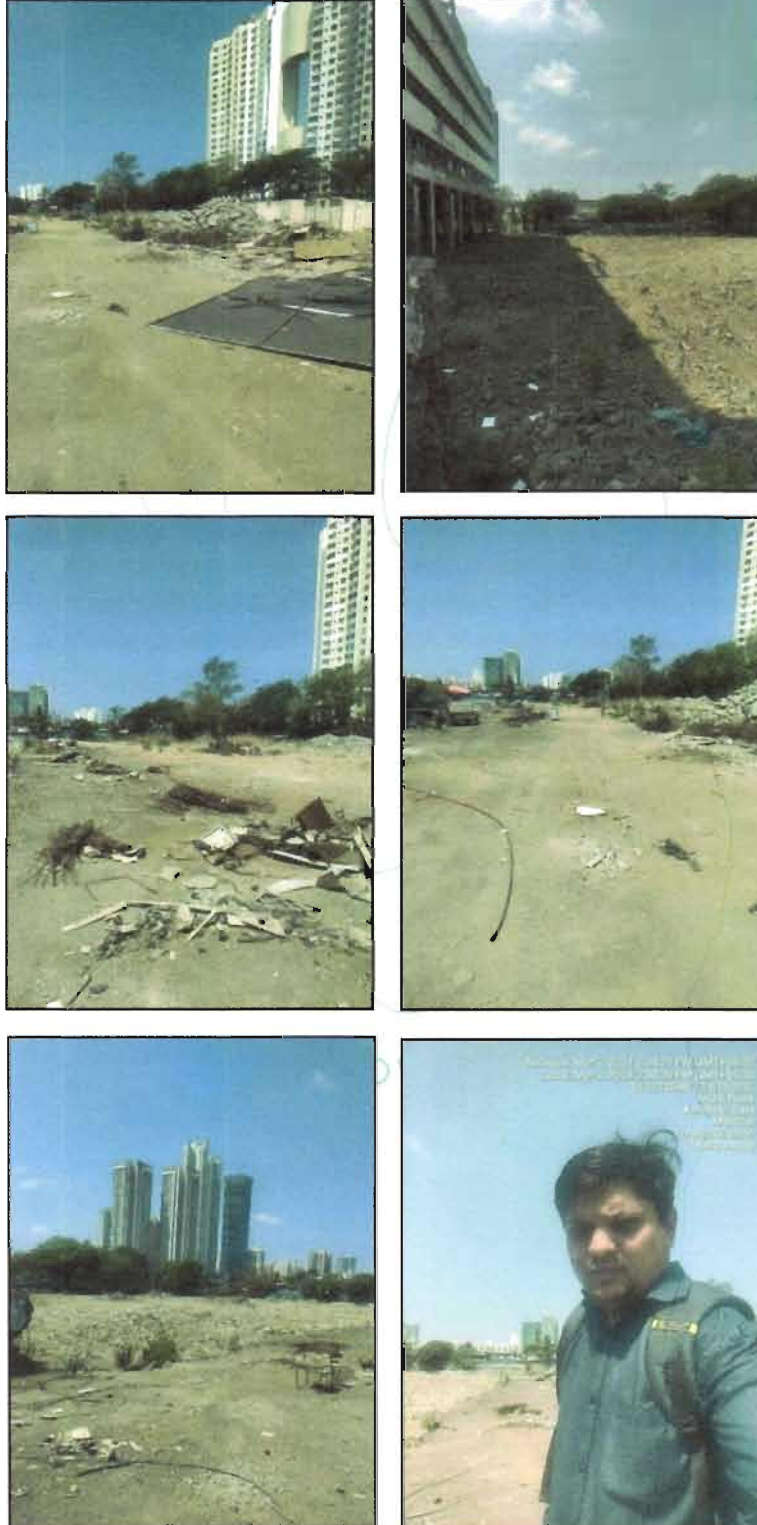
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

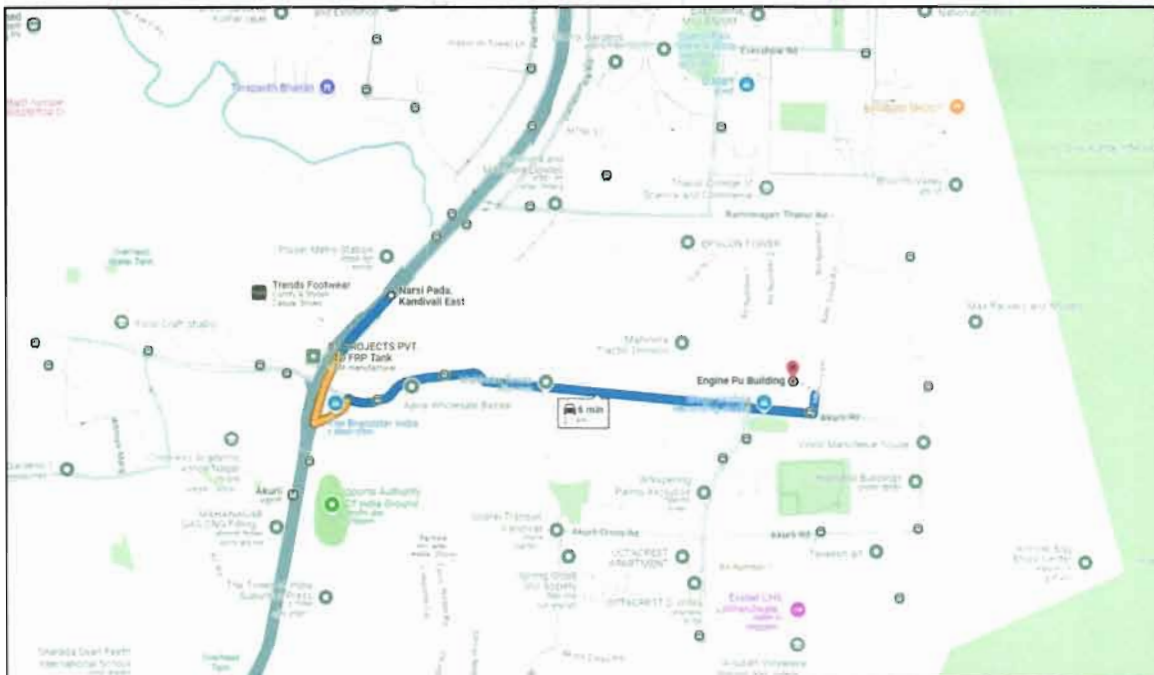


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°12'04.6"N 72°52'30.2"E


Note: The Blue line shows the route to site from nearest Metro Station (Poisar – 3.4 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: आकुर्ली (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 174 Search


उपविभाग	खुली जमीन	निवाली सदनिका	औद्योगिक	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
77/340-मुभाग: उत्तरेस पावाची सीमा, पूर्वेस 38.80 मी. रेंद वि.बो. रस्ता, दक्षिणेस पावाची सीमा व पश्चिमेस दुसऱ्या बऱ्हामार्ग.	72870	154860	178080	193570	154860	चौ. मीटर	सि.टी.एम. नंबर

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



ISO 9001:2015 CERTIFIED

Sales Instance nearby

3/18/24, 4:03 PM		freesearchhgrservice.maharashtra.gov.in/isarita/HTMLReportSuchiKramank2_RegLive.aspx	
1635516	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 8	
18-03-2024		दस्त क्रमांक : 1635/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:83m	
गावाचे नाव : आकुर्ली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	23000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15498562.8		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1002, माळा नं: 10 वा मजला विंग बी, इमारतीचे नाव: फाऊंटन हार्टस बिल्डींग न 15, ब्लॉक नं: कांदीवली पुर्व मुंबई 400101, रोड : लोखंडवाला टाऊनशिप आकुर्ली रोड, इतर माहिती: ओपन पौडीयम कार पार्किंग स्पेस बेरींग न 168 क्षेत्र 12.47 चौ मी. ... महिला खरेदीदार असल्याचे दस्त महाराष्ट्र शासन यांचा आदेश क्र. मुद्रांक-2021/अनौ.स.क्र.12/प्र. क्रं. 107/म-1(धोरण)दिनांक 31/03/2021 नुसार सदरच्या दस्त ऐवजास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे. ((C.T.S. Number : 171/1A/14 ;))		
(5) क्षेत्रफळ	93.08 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-उरुसा आबिद परपिया वय:-57 पत्ता:-प्लॉट नं: सदनिका न - 1002 - 15 बी , माळा नं: - , इमारतीचे नाव: फाऊंटन हार्टस बिल्डींग न 15 सी एच एस ली, ब्लॉक नं: कादिवली पुर्व मुंबई, रोड नं: लोखंडवाला टाऊनशिप आकुर्ली रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AARPP0860E 2): नाव:-आबिद अब्दुल मजीद परपिया वय:-59 पत्ता:-प्लॉट नं: सदनिका न - 1002 - 15 बी , माळा नं: - , इमारतीचे नाव: फाऊंटन हार्टस बिल्डींग न 15 सी एच एस ली, ब्लॉक नं: कादिवली पुर्व मुंबई, रोड नं: लोखंडवाला टाऊनशिप आकुर्ली रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AACPP6158J 3): नाव:-आकीब आबिद परपिया वय:-33 पत्ता:-प्लॉट नं: सदनिका न - 1002 - 15 बी , माळा नं: - , इमारतीचे नाव: फाऊंटन हार्टस बिल्डींग न 15 सी एच एस ली, ब्लॉक नं: कादिवली पुर्व मुंबई, रोड नं: लोखंडवाला टाऊनशिप आकुर्ली रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-BLBPP9205P		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ललिता सामरिया वय:-68; पत्ता:-प्लॉट नं: 6 सी - 13, 14, 15, माळा नं: - , इमारतीचे नाव: आर सी व्यास कॉलनी, ब्लॉक नं: भिलवारा राजस्थान , रोड नं: - , राजस्थान, BHILWARA. पिन कोड:-311001 पॅन नं:-BLQPS1084N		
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1635/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1150000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sales Instance nearby

3/18/24, 4:06 PM		freesearchhgrservice.maharashtra.gov.in/isanitaHTMLReportSuchiKramank2_RegLive.aspx	
6426324	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 1	
18-03-2024		दस्त क्रमांक : 6426/2023	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m	
गावाचे नाव : आकुर्ली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	14995620		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13207854.54		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका नं.3503, माळा नं: 35 वा मजला,टॉवर - 1, इमारतीचे नाव: प्रोजेक्ट्स - रुट्स, ब्लॉक नं: कांदिवली पूर्व,मुंबई - 400101, रोड : आकुर्ली रोड, इतर माहिती: सोबत 1 कारपार्किंग((C.T.S. Number : 168-A ;))		
(5) क्षेत्रफळ	68.17 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महिंद्रा लाईफस्पेस डेव्हलपर्स लिमिटेड चे ऑफी सिग्रेटरी (सी आर एम) मुझम्मिल डिगणकर तर्फे मुखत्यार गणेश होसमाने वय:-34 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 5 वा मजला, इमारतीचे नाव: महिंद्रा टॉवर्स, ब्लॉक नं: वरळी,मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AAACG8904C		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बिबेक जतींद्र बिस्वास वय:-66; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: रुबी कॉम्प्लेक्स, ब्लॉक नं: दहिसर पूर्व,मुंबई, रोड नं: हरिश्चंकर जोशी रोड, मधुराम हॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ABZPB1654P 2): नाव:-स्वाती बिबेक बिस्वास वय:-63; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: रुबी कॉम्प्लेक्स, ब्लॉक नं: दहिसर पूर्व,मुंबई, रोड नं: हरिश्चंकर जोशी रोड, मधुराम हॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ANXPB6580E 3): नाव:-बिर्जाप बिबेक बिस्वास वय:-35; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: रुबी कॉम्प्लेक्स, ब्लॉक नं: दहिसर पूर्व,मुंबई, रोड नं: हरिश्चंकर जोशी रोड, मधुराम हॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ANXPB6581F 4): नाव:-सुरोभि बिबेक बिस्वास वय:-30; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: रुबी कॉम्प्लेक्स, ब्लॉक नं: दहिसर पूर्व,मुंबई, रोड नं: हरिश्चंकर जोशी रोड, मधुराम हॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AVLPB1217E		
(9) दस्तऐवज करून दिल्याचा दिनांक	27/04/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	27/04/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	6426/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	900000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Price Indicators

Mahindra Vista Phase 1 - 984

By MAHINDRA LIFESPACES

24.00 Road - Kandivli East, western Suburbs, Mumbai

₹1.7 Cr - 4.37 Cr | ₹29.55 K/sq.ft
EM starts at ₹84.40 K

Dec. 2029 Possession Starts

₹29.55 K/sq.ft Avg. Price

574.00 sq.ft. - 1482.00 sq.ft. Carpet Area Sizes

99acres Buy Western Mumbai Add more

Mahindra Vista
Kandivli East, Mumbai

CONSTRUCTION STATUS
New Launch
Completion in Dec, 2029

₹ 1.25 - 4.58 Cr + Charges

1, 2, 3, 4 BHK Apartment

1 BHK Apartment	2 BHK Apartment	3 BHK Apartment
Carpet Area: 408 - 432 sq.ft. (37.9 - 40.13 sq.m)	Carpet Area: 574 - 812 sq.ft. (53.33 - 75.44 sq.m)	Carpet Area: 884 - 1061 sq.ft. (81.1 - 97.7 sq.m)
₹ 1.25 - 1.32 Cr + Charges	₹ 1.7 - 2.23 Cr + Charges	₹ 2.64 - 3 Cr + Charges

Price Indicators

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home New Projects in Mumbai Projects in Kandivali East Mahindra Vista Mahindra

Mahindra Vista Floor Plans

1 BHK 2 BHK 3 BHK 4 BHK

3D 2D **Virtual Tour**

1 BHK 433 Sq. Ft. Apartment
1 Bedroom

Carpet	Price
433 Sq. Ft.	1.23 Cr

[Get a Call Back](#)

Ghar.tv Select City Search Post Property Post Requirement

New Projects in Mumbai New Projects in Kandivali East New Projects in Singh Agri Estate Mahindra Vista

Mahindra Vista

By Mahindra Lifespaces

Singh Agri Estate, Kandivali East, Mumbai - 400101

1.61 Cr Onwards
Price See Offers & Deals
[Connect Now](#)

Disclaimer: * Prices are indicative

RERA

Configuration 2 BHK, 3 BHK, 4 BHK	Carpet Area 433 sq.ft - 1618 sq.ft	Construction Status New Launch
Flats See Listings	View Floor Plan	


RERA No:
P51800054671
View RERA Details & QR Code

Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

₹ 2.36 Cr EMI - ₹ 1,05k [Get pre-approved loan](#)

3 BHK 953 Sq-ft Flat For Sale **Kandivali East, Mumbai**



3 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area 953 sqft • ₹ 24,764/sqft	Developer Mahindra Lifespace Developers Ltd.	Project Mahindra Vista	Transaction Type New Property
Status Under Construction	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup: **₹ 2.36 Cr**

Booking Amount: **₹ 100000**


REERA ID: **P51800054671**

Address: **Kandivali East, Mumbai - Western Mumbai, Maharashtra**

magicbricks
Buy
Rent
Sell
Home Loans

₹ 4.25 Cr EMI - ₹ 1,92k [How much loan can I get?](#)

4 BHK 1600 Sq-ft Flat For Sale **Kandivali East, Mumbai**



4 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area 1600 sqft • ₹ 26,563/sqft	Developer Mahindra Lifespace Developers Ltd.	Project Mahindra Vista	Transaction Type New Property
Status Under Construction	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

₹1.95 Cr EMI - ₹88k [How much can I get?](#)

2 BHK 770 Sq-ft Flat For Sale **Kandivali East, Mumbai**

2 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area 770 sqft • ₹25.32/sqft	Developer Mahindra Lifespace Developers Ltd.	Project Mahindra Vista
Transaction Type New Property	Status Under Construction	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.95 Cr
Booking Amount	₹100000
RERA ID	P51800054671
Address	Kandivali East, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

₹2.65 Cr EMI - ₹120k [How much can I get?](#)

1 BHK 1061 Sq-ft Flat For Sale **Kandivali East, Mumbai**

3 Beds • 2 Baths • 1 Covered Parking • Unfurnished

Carpet Area 1061 sqft • ₹24.97/sqft	Developer Mahindra Lifespace Developers Ltd.	Project Mahindra Vista	Transaction Type New Property
Status Under Construction	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.
Last contact made 11 days ago

More Details

Price Breakup	₹2.65 Cr
Booking Amount	₹100000
RERA ID	P51800054671
Address	Kandivali East, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Kalpataru Elegante ₹1.41 Cr - 2.23 Cr | ₹31.45 K/sq.ft
EMI starts at ₹6993 s

By KALPATARU GROUP
Kalpataru Elegante, Mahalaxmi, South Mumbai


Project Images:  SHARE SAVE 37 more

1, 2 BHK Apartments Configurations May, 2027 Possession Starts ₹31.45 K/sq.ft Avg. Price 448.00 sq.ft. - 709.00 sq.ft. (Carpet Area) Sizes

[Contact Sellers](#)

3 BHK Flat ₹2.85 Cr EMI starts at ₹44 Lacs

By LDDHA GROUP
LDDHA Group, Akurdi Industry Estate, Kandivali East, Mumbai

Others:  SHARE SAVE 18 more

1455 sq.ft Built Up Area ₹19.59 K/sq.ft Avg. Price Ready to move Possession status Lower of 39 floors East facing Facing Semi Furnished Furnishing

[Contact Seller](#)

Price Indicators Projects nearby Locality

HOUSING | Mumbai | Kaustubh Vasishtha Krupa CHSL

Kaustubh Vasishtha Krupa CHSL | RERA | **₹1.2 Cr - 2.51 Cr** | 29.93 K - ₹34.47 K/sq.ft. | EMI starts at ₹39.56 K

By KAUSTUBH GROUP | 72 part 73 Akurdi Road, Kandivali East, Western Suburbs, Mumbai

[Contact Developer](#)

1, 2, 3 BHK Apartments Configurations | **Aug, 2024 Possession Starts** | **29.93 K - ₹34.47 K/sq.ft. Avg. Price** | **348.00 sq.ft. - 839.00 sq.ft. (Carpet Area) Sizes**

NOBROKER | Mira Road East | **1 BHK Flat in Raj Realty Mira Road East For Sale in Mira Road East**

₹ 97 Lacs | **₹ 53,509/Month** | **530** | **Jan 20, 2024**

1 Bedroom | 1 Bathroom

[Get Owner Details](#)

NOBROKER | Kandivali East | **1 BHK Flat in Godrej Nest Kandivali For Sale in Kandivali East**

₹ 1.35 Crores | **₹ 77,374/Month** | **535** | **Dec 6, 2023**


1 Bedroom | 2 Bathroom

[Get Owner Details](#)

Price Indicators Projects nearby Locality

Ghar.tv Select City ▾
Search
0

Displaying 1 - 15 of 65 total results




Lodha New Launch Kandivali - 2 BHK, 3 BHK Apartment

Akuri Road, Kandivali East, Mumbai - 400101

₹ 2.07 Cr Onwards* 725 sq.ft - 1025 sq.ft New Launch Dec 2025


Price Carpet Area Construction Status Possession

 REDA

Lodha New Launch Kandivali: Lodha New Launch Kandivali located at Akuri Road, Kandivali East, Mumbai, is a New Launch. Poss. in Dec 20... More

Lodha Group
Developer

[View Details](#) [Contact Now](#)




Lodha Woods - 2 BHK, 3 BHK Apartments

Akuri Road, Kandivali East, Mumbai - 400101

₹ 1.74 Cr Onwards* 719 - 1121 sq.ft New Launch Jun 2024

Price Carpet Area Construction Status Possession


 REDA





Lodha Woods: Lodha Woods is an ultimate reflection of the urban lifestyle, located in Kandivali East, Mumbai. The project offers a total... More

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.60 Cr ~~EM - ₹ 117L~~ How much loan can I get? PREMIUM PROPERTY

3 BHK 1076 sq-ft Flat For Sale **Kandivali East, Mumbai**



 3 Beds  3 Baths  1 Covered Parking  Unfurnished

Carpet Area 1076 sq-ft - ₹ 2476/sq-ft	Developer SDI Corporation Pvt. Ltd.	Project Aquila at Sarova	Transaction Type New Property
Status Under Construction	Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

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

More Details





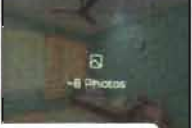
Price Breakup	₹ 2.6 Cr
Booking Amount	₹ 13.0 Lac
REPA ID	PS1800032647
Address	Kandivali East, Mumbai - Western Mumbai, Maharashtra

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 2.15 Cr [EMI - ₹ 97k](#) | [How much loan can I get?](#)

2 BHK Flat For Sale in **Gardenia**, **Kandivali East, Mumbai**





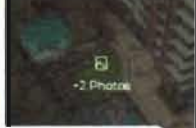
2 Beds
2 Baths
Unfurnished
Health club
Jogging and

Carpet Area 835 sqft - ₹ 25.74/sqft	Project Gardenia	Floor 8 (Out of 8 Floors)	Transaction Type Resale
Status Ready to Move	Facing North	Furnished Status Unfurnished	Type Of Ownership Freehold

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 2.13 Cr [EMI - ₹ 96k](#) | [How much loan can I get?](#)

2 BHK 960 Sq-ft Flat For Sale **Thakur Village, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished
Fireplace
Fingerprint A.

Carpet Area 740 sqft - ₹ 28.78/sqft	Developer SD Corporation Pvt. Ltd.	Project Sienna	Floor 41 (Out of 60 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 8

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: 18.03.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.18 17:03:55 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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

(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 18.03.2024 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 02.03.2024. 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. Mahindra Lifespace Developers Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical 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 – 02.03.2024 Valuation Date – 18.03.2024 Date of Report – 18.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 02.03.2024
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 **18th March 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. Mahindra Lifespace Developers Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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: 2024.03.18 17:03:32 +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



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org

