

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Developer: M/s. Maple City Developers

Name of Project: Apla Ghar Sanaswadi

"Apla Ghar Sanaswadi", Proposed Residential Building on plot bearing on Gat No. 165, 181, 183, 175 & 176, Village – Dingrajwadi, Sanaswadi, Taluka – Shirur, District – Pune, Pin Code – 412 216, State - Maharashtra, Country - India

Latitude Longitude: 18°38'56.7"N 74°06'09.7"E

Valuation Done for:

Union Bank of India

SAMB Fort Branch

Bharat House, Ground Floor, 104, M. S. Marg Fort, Mumbai - 400 001
State - Maharashtra, Country - India



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Roipur
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

Valuation Report Prepared For: UBI / SAMB Fort Branch / Maple City Developers (7537/2305380) Page 2 of 64

Vastu/UBI/Mumbai/03/2024/7537/2305380
07/04-128-PYU
Date: 07.03.2024

PROJECT VALUATION REPORT

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Latitude Longitude: 18°38'56.7"N 74°06'09.7"E

NAME OF DEVELOPER: M/s. Maple City Developers

Pursuant to instructions from Union Bank of India, SAMB Fort Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **23rd November 2023** for to assess Fair Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.

1. Location Details:

Proposed Residential Building on plot bearing on Gat No. 165, 181, 183, 175 & 176, Village – Dingrajwadi, Sanaswadi, Taluka – Shirur, District – Pune, Pin Code – 412 216. It is about 31.70 Km. travel distance from Pune Railway station. Surface transport to the property is by buses, 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 area is higher middle class & developed.

2. Developer Details:

Name of Developer	M/s. Maple City Developers
Project Registration Number	Phase I – N. A. Phase II – N. A. Phase III – P52100007230
Register office address	M/s. Maple City Developers 7 th floor, City Square, Behind The Pride Hotel, Bhamburda, Shivajinagar, Taluka & District – Pune, Pin Code – 411 005, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Srinivas Mule (Bank Manger) Mobile No. 8885187008 Mr. Sachin Agarwal (Owner) Mobile No. 9822401866
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Open Plot
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	Road & Open Plot



Our Pan India Presence at :

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

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mumbai@vastukala.org

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

To,
The Branch Manager,
Union Bank of India,
SAMB Fort Branch,
 Bharat House, Ground Floor,
 104, M. S. Marg Fort, Mumbai - 400 001,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF PROJECT VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per the request from Union Bank of India, SAMB Fort Branch to assess Fair Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.
2.	a)	Date of inspection : 23.11.2023
	b)	Date on which the valuation is made : 07.03.2024
3.	List of documents produced for perusal	
	1.	Copy of Articles of Agreement dated 04.12.2012 b/w M/s. Astrix Infrastructure (The Owners) And M/s. Maple City Developers (The Developers) through wide registered document No. SRR/5602/2012 dated 05.12.2012.
	2.	Copy of N.A. Order No. NA/SR/414/2012 dated 28.01.2013 issued by Sub Divisional Officer, Maval, Pune
	3.	Copy of Approved Plan No. NABP/Mouje – Dingrajwadi/Tal – Shirur/Gat No. 165/SSP/7832 dated 03.12.2012 issued by Assistant Director of Twon Planning Pune, Br. Pune Approval Upto: Wings A to E - Stilt Floor + 1st to 4th Upper Floor.
	4.	Copy of Approved Plan No. NABP/Mouje – Dingrajwadi/Tal – Shirur/Gat No. 181 & 183/SSP/7831 dated 03.12.2012 issued by Assistant Director of Twon Planning Pune, Br. Pune Approval Upto: Wings A to F - Stilt Floor + 1st to 4th Upper Floor.
	5.	Copy of Approved Plan No. BSH/ C. R. No. 621/1697/Mouje – Dingrajwadi/Gat No. 175 & 176 dated 25.05.2017 issued by Pune Metropolitan Reginal Development Authority, Pune. Approval Upto: Wings A & D - Stilt Floor + 1st to 6th Upper Floor. Wings B & C - Stilt Floor + 1st to 8th Upper Floor. Wings E - Stilt Floor + 1st to 4th Upper Floor.
	6.	Copy of Approved Plan for Amenity Building No. BSH/ C. R. No. 1712/Mouje – Dingrajwadi/Gat No. 175 & 176 dated 13.09.2016 issued by Pune Metropolitan Reginal Development Authority, Pune. Approval Upto: Stilt Floor + 1st to 4th Upper Floor.
	7.	Copy of Commencement Certificate No. PSH/Mouje-Dingrajwadi/Gat No. 175 & 176/P.R.823 dated 24.07.2015 issued by Pune Metropolitan Reginal Development Authority, Pune.
	8.	Copy of RERA Certificate No. P52100007230 dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA) for Phase III.
	9.	Copy of Search and Title Certificate dated 29.01.2013 issued by M/s. Yande & Co. for Gat No. 181.
	10.	Copy of Search and Title Certificate dated 29.01.2013 issued by M/s. Yande & Co. for Gat No. 183.
	11.	Copy of Previous Valuation Report No. Ref: AB/Camp/Astrix Infrastructure/Phase – II/B/2019 dated 28.03.2019 issued by M/s. R. P. Khotare & Associates for Wing C of Phase II.
	12.	Copy of Previous Valuation Report No. Ref: AB/Camp/Astrix Infrastructure/Phase – II/A/2019 dated 28.03.2019 issued by M/s. R. P. Khotare & Associates for Wing A, B, D, E & F of Phase II.
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	16. Copy of Stage Inspection Report No. Ref: AB/Camp/Astrix Infrastructure/Stage Inspection/2018 dated 17.03.2018 issued by M/s. R. P. Khotare & Associates.																																
	17. Copy of Unsold Inventory Details provided by the Developer through e-mail.																																
	Project Name (With address & phone nos.)	:	"Aapla Ghar Sanaswadi", Proposed Residential Building on plot bearing on Gat No. 165, 181, 183, 175 & 176, Village – Dingrajwadi, Sanaswadi, Taluka – Shirur, District – Pune, Pin Code – 412 216, State - Maharashtra, Country – India																														
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>M/s. Maple City Developers</p> <p>Address: 7th floor, City Square, Behind the Pride Hotel, Bhamburda, Shivajinagar, Taluka & District – Pune, Pin Code – 411 005, State - Maharashtra, Country – India</p> <p>Contact Person: Mr. Srinivas Mule (Bank Manger) Mobile No. 8885187008 Mr. Sachin Agarwal (Owner) Mobile No. 9822401866</p>																														
5.	Brief description of the property (Including Leasehold / freehold etc.):																																
	<p>About Project: Area: 16 acres. Type: Residential & Commercial. Units: 1BHK – 2BHK, Commercial Shops. MahaRERA Number: P52100007230. Aapla Ghar Sanaswadi provides about 1000 residential properties in Pune that are well affordable and extremely comfortable. It is Located just 5mins from Nagar highway, Behind Kalyani Forge. One of the pioneer projects of Maple Group, it is divided into three phases out of which Phase 1 and Phase 2 have been completed and over 350 families are residing in the project. Homes at Aapla Ghar Sanaswadi are specially designed to offer quality with affordability so that your family gets the best of comforts at an expense that is well within your reach. Phase 1 – Completed. Phase 2 – Completed- Ready Possession. Phase 3 – Ongoing.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Phase</th> <th>Wings</th> <th>No. of Floors</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Wings A to E</td> <td>Stilt Floor + 1st to 4th Upper Floors</td> </tr> <tr> <td>II</td> <td>Wings A to F</td> <td>Stilt Floor + 1st to 4th Upper Floors</td> </tr> <tr> <td rowspan="4">III</td> <td>Wing A</td> <td>Stilt Floor + 1st to 6th Upper Floors</td> </tr> <tr> <td>Wing B & C</td> <td>Stilt Floor + 1st to 8th Upper Floors</td> </tr> <tr> <td>Wing D</td> <td>Stilt Floor + 1st to 6th Upper Floors</td> </tr> <tr> <td>Wing E</td> <td>Stilt Floor + 1st to 4th Upper Floors</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Phase</th> <th>Wings</th> <th>Present stage of Construction</th> <th>% of work completion</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Wings A to E</td> <td>100% work is completed and possession given to the customers</td> <td>100.00 %</td> </tr> <tr> <td>II</td> <td>Wings A, B, D to F</td> <td>100% work is completed and possession given to the customers</td> <td>100.00 %</td> </tr> </tbody> </table>			Phase	Wings	No. of Floors	I	Wings A to E	Stilt Floor + 1 st to 4 th Upper Floors	II	Wings A to F	Stilt Floor + 1 st to 4 th Upper Floors	III	Wing A	Stilt Floor + 1 st to 6 th Upper Floors	Wing B & C	Stilt Floor + 1 st to 8 th Upper Floors	Wing D	Stilt Floor + 1 st to 6 th Upper Floors	Wing E	Stilt Floor + 1 st to 4 th Upper Floors	Phase	Wings	Present stage of Construction	% of work completion	I	Wings A to E	100% work is completed and possession given to the customers	100.00 %	II	Wings A, B, D to F	100% work is completed and possession given to the customers	100.00 %
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	Wing C	Slab work, internal brick work upto 2 nd floor, external brick work upto 4 th floor, internal plaster work upto 2 nd floor, external plaster work upto 4 th floor, works are completed	66.80 %
	Wing A	Slab work, internal brick work, external brick work, internal plaster work, external plaster work and external painting works are completed. Doors & Windows are installed.	77.50.00 %
III	Wing B	Till 5 th floor Slab work, internal brick work, external brick work, internal plaster work, external plaster work and external painting works are completed. 6 th floor part slab work is completed.	56.22 %
	Wing C	Till 2 nd floor slab work is completed	18.89 %
	Wing D	Work is not started yet	0.00 %
	Wing E	100% work is completed and possession given to the customers	100.00 %

PROPOSED DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed as per RERA for Phase III is **30/12/2023**.

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

Remark:

As per site information, construction work was stop from at least 5 to 6 years.

Details of sold inventory is provided to us by the developer / bank.

Details of unsold inventory are provided by developer to bank and same is considered for the purpose of valuation.

Details of payment to be received as per information provided by the developer is confirmed with bank and same is considered for the purpose of valuation.

Phase I, Wings A to E work are completed and possession is given to the customer as per information shared by the developer.

Phase II, Wings A, B, D & E work are completed and possession is given to the customer as per information shared by the developer.

Phase III, Wing E work are completed and possession is given to the customer as per information shared by the developer.

Phase II C Wing there are total 48 nos. of 2 BHK flats out of which 32 nos. of flats are sold and balance receivable is for 17 flats only as informed by the developer, but building balance work to be completed is 33.20% (i.e., 2.43 Cr.) but value of unsold inventory for C wing comes to 3.07 Cr.

Phase III A Wing there are total 72 nos. of 1 BHK flats out of which 56 nos. of flats are sold and balance receivable is for 30 flats only as informed by the developer, but building balance work to be completed is 22.50% (i.e., 1.67 Cr.) but value of unsold inventory for A wing comes to 1.81 Cr.

Phase III A Wing building plan is approved upto 6th floors, hence the inventory is considered for the valuation upto 6th floors only, but developer has shared the inventory details upto 7th floors.

Phase III B Wing there are total 95 nos. of 1 BHK flats out of which 39 nos. of flats are sold and balance receivable is for 24 flats only as informed by the developer, but building balance work to be completed is 43.78% (i.e., 3.77 Cr.) but value of unsold inventory for B wing comes to 6.33 Cr.

Phase III C Wing there are total 95 nos. of 1 BHK flats out of sold flats are zero as informed by the developer, but building balance work to be completed is 81.11% (i.e., 6.56 Cr.) but value of unsold inventory for C wing comes to 10.74 Cr.

Phase III D Wing there are total 60 nos. of 1 BHK & 2 BHK flats out of sold flats are zero as informed by the developer, but building balance work to be completed is 100% (i.e., 4.96 Cr.) but value of unsold inventory for D wing comes to 6.53 Cr.

Phase III D Wing building plan is approved upto 6th floors, hence the inventory is considered for the valuation upto 6th floors only, but developer has shared the inventory details upto 7th & 8th floors.



<u>If there is any change in the sold inventory details the value of the entire project shall varied based on the same.</u>																															
6.	Location of property : a) Plot No. / Survey No. : Gat No. 165, 181, 183, 175 & 176 b) Door No. : Not applicable c) C. T.S. No. / Village : Village - Dingrajwadi d) Ward / Taluka : Taluka – Shirur e) Mandal / District : District – Pune																														
7.	Postal address of the property : "Aapla Ghar Sanaswadi", Proposed Residential Building on plot bearing on Gat No. 165, 181, 183, 175 & 176, Village – Dingrajwadi, Sanaswadi, Taluka – Shirur, District – Pune, Pin Code – 412 216, State - Maharashtra, Country – India																														
8.	City / Town : Village – Dingrajwadi, Sanaswadi Residential area : Yes Commercial area : No Industrial area : No																														
9.	Classification of the area : i) High / Middle / Poor : Middle Class ii) Urban / Semi Urban / Rural : Rural																														
10.	Coming under Corporation limit / Village Panchayat / Municipality : Village – Dingrajwadi, Sanaswadi Sanaswadi Group Gram Panchayat Pune Metropolitan Region Development Authority																														
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area : No																														
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated : N.A.																														
13.	Boundaries of the property																														
	As per Agreement																														
	As per Site Inspection																														
	North : As per attached table below : Road & Open Plot																														
	South : As per attached table below : Open Plot																														
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14.1	Dimensions of the site : N. A. as the land is irregular in shape																														
	A As per the Deed																														
	B Actuals																														
	North : -																														
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14.2	Latitude, Longitude & Co-ordinates of property : 18°38'56.7"N 74°06'09.7"E																														

14.	Extent of the site	:	Net Plot area as per Approved Plan <table border="1"> <thead> <tr> <th>Gat No.</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>165</td> <td>11,024.64</td> </tr> <tr> <td>181 & 183</td> <td>20,989.78</td> </tr> <tr> <td>175 & 176</td> <td>15,712.51</td> </tr> </tbody> </table> Structure - As per table attached to the report	Gat No.	Area in Sq. M.	165	11,024.64	181 & 183	20,989.78	175 & 176	15,712.51
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Partly Possessions given to the customer & partly, possessions with the developer & partly building construction work is in progress.								
II	CHARACTERSTICS OF THE SITE										
1.	Classification of locality	:	Higher Middle class								
2.	Development of surrounding areas	:	Good								
3.	Possibility of frequent flooding/ sub-merging	:	No								
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by								
5.	Level of land with topographical conditions	:	Plain								
6.	Shape of land	:	Irregular								
7.	Type of use to which it can be put	:	For residential purpose								
8.	Any usage restriction	:	Residential								
9.	Is plot in town planning approved layout?		<p>1. Copy of Approved Plan No. NABP/Mouje – Dingrajwadi/Tal – Shirur/Gat No. 165/SSP/7832 dated 03.12.2012 issued by Assistant Director of Twon Planning Pune, Br. Pune Approval Upto: Wings A to E - Stilt Floor + 1st to 4th Upper Floor.</p> <p>2. Copy of Approved Plan No. NABP/Mouje – Dingrajwadi/Tal – Shirur/Gat No. 181 & 183/SSP/7831 dated 03.12.2012 issued by Assistant Director of Twon Planning Pune, Br. Pune Approval Upto: Wings A to F - Stilt Floor + 1st to 4th Upper Floor.</p> <p>3. Copy of Approved Plan No. BSH/ C. R. No. 621/1697/Mouje – Dingrajwadi/Gat No. 175 & 176 dated 25.05.2017 issued by Pune Metropolitan Reginal Development Authority, Pune. Approval Upto: Wings A & D - Stilt Floor + 1st to 6th Upper Floor. Wings B & C - Stilt Floor + 1st to 8th Upper Floor. Wings E - Stilt Floor + 1st to 4th Upper Floor.</p> <p>4. Copy of Approved Plan for Amenity Building No. BSH/ C. R. No. 1712/Mouje – Dingrajwadi/Gat No. 175 & 176 dated 13.09.2016 issued by Pune Metropolitan Reginal Development Authority, Pune. Approval Upto: Stilt Floor + 1st to 4th Upper Floor.</p>								

			5. Copy of Commencement Certificate No. PSH/Mouje-Dingrajwadi/Gat No. 175 & 176/P.R.823 dated 24.07.2015 issued by Pune Metropolitan Regional Development Authority, Pune.								
10.	Corner plot or intermittent plot?	:	Intermittent								
11.	Road facilities	:	Yes								
12.	Type of road available at present	:	B.T. Road								
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	9.00 Mt. wide Road								
14.	Is it a Land – Locked land?	:	No								
15.	Water potentiality	:	Municipal Water supply								
16.	Underground sewerage system	:	Connected to Municipal sewer								
17.	Is Power supply is available in the site	:	Yes								
18.	Advantages of the site	:	Located in developed area								
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	N.A., the land falls under the residential zone								
Part – A (Valuation of land)											
1	Size of plot	:	Net Plot area as per Approved Plan								
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	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 (evidence thereof to be enclosed)	:	₹ 1,880.00 per Sq. M. for land								
5	Assessed / adopted rate of valuation	:	As per table attached to the report								
6	Estimated value of land	:	As per table attached to the report								
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)	:	R.C.C. Framed structure								
	c) Year of construction	:	Phase I & II building is constructed & Phase III Building Construction work is in progress								
	d) Number of floors and height of each floor including basement, if any	:									
	Phase	Wings	No. of Floors								
	I	Wings A to E	Stilt Floor + 1 st to 4 th Upper Floors								
	II	Wings A to F	Stilt Floor + 1 st to 4 th Upper Floors								
	III	Wing A	Stilt Floor + 1 st to 6 th Upper Floors								
		Wing B & C	Stilt Floor + 1 st to 8 th Upper Floors								
		Wing D	Stilt Floor + 1 st to 6 th Upper Floors								
		Wing E	Stilt Floor + 1 st to 4 th 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	:	Partly Good & Partly N.A. Building Construction work is in progress
ii. Interior – Excellent, Good, Normal, Poor	:	Partly Good & Partly N.A. Building Construction work is in progress
g) Date of issue and validity of layout of approved map	:	<p>1. Copy of Approved Plan No. NABP/Mouje – Dingrajwadi/Tal – Shirur/Gat No. 165/SSP/7832 dated 03.12.2012 issued by Assistant Director of Town Planning Pune, Br. Pune Approval Upto: Wings A to E - Stilt Floor + 1st to 4th Upper Floor.</p> <p>2. Copy of Approved Plan No. NABP/Mouje – Dingrajwadi/Tal – Shirur/Gat No. 181 & 183/SSP/7831 dated 03.12.2012 issued by Assistant Director of Town Planning Pune, Br. Pune Approval Upto: Wings A to F - Stilt Floor + 1st to 4th Upper Floor.</p> <p>3. Copy of Approved Plan No. BSH/ C. R. No. 621/1697/Mouje – Dingrajwadi/Gat No. 175 & 176 dated 25.05.2017 issued by Pune Metropolitan Regional Development Authority, Pune. Approval Upto: Wings A & D - Stilt Floor + 1st to 6th Upper Floor. Wings B & C - Stilt Floor + 1st to 8th Upper Floor. Wings E - Stilt Floor + 1st to 4th Upper Floor.</p> <p>4. Copy of Approved Plan for Amenity Building No. BSH/ C. R. No. 1712/Mouje – Dingrajwadi/Gat No. 175 & 176 dated 13.09.2016 issued by Pune Metropolitan Regional Development Authority, Pune. Approval Upto: Stilt Floor + 1st to 4th Upper Floor.</p> <p>Copy of Commencement Certificate No. PSH/Mouje-Dingrajwadi/Gat No. 175 & 176/P.R.823 dated 24.07.2015 issued by Pune Metropolitan Regional Development Authority, Pune.</p>
h) Approved map / plan issuing authority	:	Pune Metropolitan Region Development Authority
i) Whether genuineness or authenticity of approved map / plan is verified	:	Verified
j) Any other comments by our empaneled valuers on authentic of approved plan	:	N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: R.C.C. Footing
2.	Basement	: N.A.
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	: Partly Wooden Door & Partly Proposed Wooden Door
5.	RCC Works	: Yes
6.	Plastering	: Yes

7.	Flooring, Skirting, dado	:	Partly Vitrified Tiles Flooring
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	:	RCC Framed Structure of 6 Ft. Height
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Remarks:

- As per site information, construction work was stop from at least 5 to 6 years.
- Details of sold inventory is provided to us by the developer / bank.
- Details of unsold inventory are provided by developer to bank and same is considered for the purpose of valuation.
- Details of payment to be received as per information provided by the developer is confirmed with bank and same is considered for the purpose of valuation.
- Phase I, Wings A to E work are completed and possession is given to the customer as per information shared by the developer.
- Phase II, Wings A, B, D & E work are completed and possession is given to the customer as per information shared by the developer.
- Phase III, Wing E work are completed and possession is given to the customer as per information shared by the developer.
- Phase II C Wing there are total 48 nos. of 2 BHK flats out of which 32 nos. of flats are sold and balance receivable is for 17 flats only as informed by the developer, but building balance work to be completed is 33.20% (i.e., 2.43 Cr.) but value of unsold inventory for C wing comes to 3.07 Cr.
- Phase III A Wing there are total 72 nos. of 1 BHK flats out of which 56 nos. of flats are sold and balance receivable is for 30 flats only as informed by the developer, but building balance work to be completed is 22.50% (i.e., 1.67 Cr.) but value of unsold inventory for A wing comes to 1.81 Cr.
- Phase III A Wing building plan is approved upto 6th floors, hence the inventory is considered for the valuation upto 6th floors only, but developer has shared the inventory details upto 7th floors.
- Phase III B Wing there are total 95 nos. of 1 BHK flats out of which 39 nos. of flats are sold and balance receivable is for 24 flats only as informed by the developer, but building balance work to be completed is 43.78% (i.e., 3.77 Cr.) but value of unsold inventory for B wing comes to 6.33 Cr.
- Phase III C Wing there are total 95 nos. of 1 BHK flats out of sold flats are zero as informed by the developer, but building balance work to be completed is 81.11% (i.e., 6.56 Cr.) but value of unsold inventory for C wing comes to 10.74 Cr.

- Phase III D Wing there are total 60 nos. of 1 BHK & 2 BHK flats out of sold flats are zero as informed by the developer, but building balance work to be completed is 100% (i.e., 4.96 Cr.) but value of unsold inventory for D wing comes to 6.53 Cr.
- Phase III D Wing building plan is approved upto 6th floors, hence the inventory is considered for the valuation upto 6th floors only, but developer has shared the inventory details upto 7th & 8th floors.
- If there is any change in the sold inventory details the value of the entire project shall varied based on the same.

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.	Panelling works	
8.	Aluminium works	
9.	Aluminium 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 below table attached in the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amerities	
Part – E	Pavement	
Part – F	Services	

CONFIGURATION OF UNITS TO BE AS PER DEVELOPER'S INFORMATION

The floor wise Area Statement of the Project is as table below:

Sr. No.	Phase	Wing	Comp.	Carpet Area in Sq. Ft.	Total No. of Flats	No. of Unsold Flats	No. of Sold Flats
1	I	A	1 BHK	311.00	48	-	48
2	I	B	1 BHK	311.00	48	-	48
3	I	C	1 BHK	311.00	48	-	48
4	I	D	1 BHK	311.00	48	-	48
5	I	E	1 BHK	311.00	48	-	48
6	II	A	2 BHK	549.00	48	-	48
7	II	B	2 BHK	549.00	48	-	48
8	II	C	2 BHK	549.00	48	16	32
9	II	D	2 BHK	463.00	48	-	48
10	II	E	2 BHK	463.00	48	-	48
11	II	F	1 BHK	311.00	48	-	48
12	III	A	1 BHK	323.00	72	16	56
13	III	B	1 BHK	323.00	95	56	39
14	III	C	1 BHK	323.00	95	95	-
15	III	D	1 BHK	234.00	36	36	-
16	III	D	2 BHK	426.00	24	24	-
17	III	E	1 BHK	311.00	32	-	32
TOTAL				6379.00	882	243	639

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Phase II:**Wing C:****Work Completion Status:**

Floor	Work completion as on 23.11.2023
Ground	Slab work, internal & external brick work, internal & external plaster work are completed
1st	Slab work, internal & external brick work, internal & external plaster work are completed
2nd	Slab work, internal & external brick work, internal & external plaster work are completed
3rd	Slab work, external brick work, internal & external plaster work are completed
4th	Slab work, external brick work, internal & external plaster work are completed
Terrace / OHT	Slab work, external brick work, internal & external plaster work are completed

Percentage of Work Completion:

Sr.	Particulars	% after completion	% of work completed as on 23.11.2023					
			Ground Floor	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	Average
1	RCC Footing/Foundation	5.00	5.00	5.00	5.00	5.00	5.00	5.00
2	RCC Plinth	5.00	5.00	5.00	5.00	5.00	5.00	5.00
3	Full Building RCC	40.00	40.00	40.00	40.00	40.00	40.00	40.00
4	Internal Brick work	7.00	7.00	7.00	7.00	-	-	4.20
5	External Brickwork	7.00	7.00	7.00	7.00	7.00	7.00	7.00
6	Internal plastering	3.50	3.50	3.50	3.50	-	-	2.10
7	External plastering	3.50	3.50	3.50	3.50	3.50	3.50	3.50
8	Doors & Windows	5.00	-	-	-	-	-	-
9	Flooring, Tiling, Kitchen Platform	10.00	-	-	-	-	-	-
10	Internal painting	1.50	-	-	-	-	-	-
11	External painting	1.50	-	-	-	-	-	-
12	Electrification, plumbing & Sanitary installation	5.00	-	-	-	-	-	-
13	Lift Installation	2.00	-	-	-	-	-	-
14	Passage, Staircase & Lobby development	2.00	-	-	-	-	-	-
15	External developments / Final finishing work	2.00	-	-	-	-	-	-
TOTAL		100.00	71.00	71.00	71.00	60.50	60.50	66.80

Construction Area:

Floor	Built Up Area in Sq. M.	Balcony Area in Sq. M.	Lift Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.
Ground	-	-	3.35	675.54	678.89
1st	675.54	74.52	3.35	-	753.41
2nd	672.19	74.52	3.35	-	750.06
3rd	672.19	74.52	3.35	-	750.06
4th	672.19	74.52	3.35	-	750.06
Terrace / OHT	-	-	9.00	48.84	57.84
TOTAL	2,692.11	298.08	25.75	724.38	3,740.32

Construction Cost:

Floor	Total Area in Sq. M.	Total Area in Sq. Ft.	Rate / Sq. Ft. in ₹	Construction Cost in ₹	% Completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
Ground	678.89	7,307.57	1,500.00	1,09,61,358.00	66.80%	73,22,187.14	36,39,170.86
1st	753.41	8,109.71	1,500.00	1,21,64,558.00	66.80%	81,25,924.74	40,38,633.26
2nd	750.06	8,073.65	1,500.00	1,21,10,469.00	66.80%	80,89,793.29	40,20,675.71
3rd	750.06	8,073.65	1,500.00	1,21,10,469.00	66.80%	80,89,793.29	40,20,675.71
4th	750.06	8,073.65	1,500.00	1,21,10,469.00	66.80%	80,89,793.29	40,20,675.71
Terrace / OHT	57.84	622.59	1,500.00	9,33,885.00	66.80%	6,23,835.18	3,10,049.82
TOTAL	3,740.32	40,260.80		6,03,91,208.00		4,03,41,326.94	2,00,49,881.06

Total Project Cost of Wing C: -

Sr. No.	Phase	Wing	Particulars	Total Cost in ₹	% of work completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
1	II	C	Construction Cost	6,03,91,208.00	66.80%	4,03,41,326.94	2,00,49,881.06
2	II	C	Admin Cost (6% of Construction Cost)	36,23,472.00	0.00%	-	36,23,472.00
3	II	C	Marketing Cost (2% of Sale Income from Wing C)	6,51,374.06	0.00%	-	6,51,374.06
TOTAL				6,46,66,054.06		4,03,41,326.94	2,43,24,727.12

Flatwise Inventory Details:

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
1	1st floor	C-101	2 BHK	549.00	659.00	Sold
2	1st floor	C-102	2 BHK	549.00	659.00	Sold
3	1st floor	C-103	2 BHK	549.00	659.00	Sold
4	1st floor	C-104	2 BHK	549.00	659.00	Unsold
5	1st floor	C-105	2 BHK	549.00	659.00	Sold
6	1st floor	C-106	2 BHK	549.00	659.00	Unsold
7	1st floor	C-107	2 BHK	549.00	659.00	Sold
8	1st floor	C-108	2 BHK	549.00	659.00	Sold
9	1st floor	C-109	2 BHK	549.00	659.00	Sold
10	1st floor	C-110	2 BHK	549.00	659.00	Unsold
11	1st floor	C-111	2 BHK	549.00	659.00	Unsold
12	1st floor	C-112	2 BHK	549.00	659.00	Unsold
13	2nd Floor	C-201	2 BHK	549.00	659.00	Sold
14	2nd Floor	C-202	2 BHK	549.00	659.00	Sold
15	2nd Floor	C-203	2 BHK	549.00	659.00	Sold
16	2nd Floor	C-204	2 BHK	549.00	659.00	Unsold
17	2nd Floor	C-205	2 BHK	549.00	659.00	Unsold
18	2nd Floor	C-206	2 BHK	549.00	659.00	Unsold
19	2nd Floor	C-207	2 BHK	549.00	659.00	Unsold
20	2nd Floor	C-208	2 BHK	549.00	659.00	Unsold
21	2nd Floor	C-209	2 BHK	549.00	659.00	Sold
22	2nd Floor	C-210	2 BHK	549.00	659.00	Sold
23	2nd Floor	C-211	2 BHK	549.00	659.00	Unsold
24	2nd Floor	C-212	2 BHK	549.00	659.00	Unsold



Sold Flat Inventory (Receivable Payment):

Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	1st Floor	C - 101	2 BHK	549.00	659.00	17,25,680.00	14,31,375.00	2,94,305.00
2	1st Floor	C - 102	2 BHK	549.00	659.00	23,38,811.00	23,38,811.00	-
3	1st Floor	C - 103	2 BHK	549.00	659.00	18,80,736.00	18,80,736.00	-
4	1st Floor	C - 105	2 BHK	549.00	659.00	20,83,605.00	20,83,605.00	-
5	1st Floor	C - 107	2 BHK	549.00	659.00	19,91,387.00	19,31,645.00	59,742.00
6	1st Floor	C - 108	2 BHK	549.00	659.00	19,79,882.00	19,79,882.00	-
7	1st Floor	C - 109	2 BHK	549.00	659.00	19,79,882.00	19,79,882.00	-
8	2nd Floor	C - 201	2 BHK	549.00	659.00	18,38,052.00	16,99,352.00	1,38,700.00
9	2nd Floor	C - 202	2 BHK	549.00	659.00	23,02,904.00	23,02,904.00	-
10	2nd Floor	C - 203	2 BHK	549.00	659.00	23,02,904.00	23,02,904.00	-
11	2nd Floor	C - 209	2 BHK	549.00	659.00	17,81,505.00	15,31,505.00	2,50,000.00
12	2nd Floor	C - 210	2 BHK	549.00	659.00	22,35,138.00	22,35,138.00	-
13	3rd Floor	C - 307	2 BHK	549.00	659.00	17,74,368.00	16,11,368.00	1,63,000.00
14	3rd Floor	C - 308	2 BHK	549.00	659.00	23,38,811.00	22,68,647.00	70,164.00
15	3rd Floor	C - 309	2 BHK	549.00	659.00	22,85,897.00	22,85,897.00	-
16	3rd Floor	C - 312	2 BHK	549.00	659.00	17,64,486.00	14,69,818.00	2,94,668.00
17	4th Floor	C - 403	2 BHK	549.00	659.00	14,85,630.00	13,96,492.00	89,138.00
18	4th Floor	C - 404	2 BHK	549.00	659.00	14,65,852.00	13,96,492.00	69,360.00
19	4th Floor	C - 405	2 BHK	549.00	659.00	14,89,523.00	14,41,858.00	47,665.00
20	4th Floor	C - 406	2 BHK	549.00	659.00	14,92,630.00	14,47,851.00	44,779.00
21	4th Floor	C - 407	2 BHK	549.00	659.00	14,98,563.00	14,46,113.00	52,450.00
22	4th Floor	C - 408	2 BHK	549.00	659.00	14,78,450.00	14,34,097.00	44,353.00
23	4th Floor	C - 409	2 BHK	549.00	659.00	14,65,896.00	14,43,908.00	21,988.00
24	4th Floor	C - 410	2 BHK	549.00	659.00	14,56,852.00	13,93,188.00	63,664.00
25	4th Floor	C - 411	2 BHK	549.00	659.00	14,83,520.00	14,15,278.00	68,242.00
26	4th Floor	C - 412	2 BHK	549.00	659.00	14,99,582.00	14,47,097.00	52,485.00
TOTAL				14,274.00	17,134.00	4,74,20,546.00	4,55,95,843.00	18,24,703.00

Note:

Phase II C Wing there are total 48 nos. of 2 BHK flats out of which 32 nos. of flats are sold and balance receivable is for 17 flats only as informed by the developer, but building balance work to be completed is 33.20% (i.e., 2.43 Cr.) but value of unsold inventory for C wing comes to 3.07 Cr.

Phase III:**Wing A:****Work Completion Status:**

Floor	Work completion as on 23.11.2023
Ground	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed & doors and windows are installed
1st	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed & doors and windows are installed
2nd	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed & doors and windows are installed
3rd	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed & doors and windows are installed
4th	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed & doors and windows are installed
5th	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed & doors and windows are installed
6th	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed & doors and windows are installed
Terrace / OHT	Slab work, internal & external brick work, internal & external plaster work, external painting work are completed

Percentage of Work Completion:

Sr.	Particulars	% after completion	% of work completed as on 23.11.2023							
			Ground Floor	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor	6 th Floor	Average
1	RCC Footing/Foundation	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
2	RCC Plinth	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
3	Full Building RCC	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
4	Internal Brick work	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
5	External Brickwork	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
6	Internal plastering	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
7	External plastering	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
8	Doors & Windows	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
9	Flooring, Tiling, Kitchen Platform	10.00	-	-	-	-	-	-	-	-
10	Internal painting	1.50	-	-	-	-	-	-	-	-
11	External painting	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
12	Electrification, plumbing & Sanitary installation	5.00	-	-	-	-	-	-	-	-
13	Lift Installation	2.00	-	-	-	-	-	-	-	-
14	Passage, Staircase & Lobby development	2.00	-	-	-	-	-	-	-	-
15	External developments / Final finishing work	2.00	-	-	-	-	-	-	-	-
TOTAL		100.00	77.50	77.50	77.50	77.50	77.50	77.50	77.50	77.50

Construction Area:

Floor	Built Up Area in Sq. M.	Balcony Area in Sq. M.	Lift Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.
Ground	-	-	3.90	446.46	450.36
1st	441.52	56.44	3.90	-	501.86
2nd	446.45	56.44	3.90	-	506.79
3rd	441.52	56.44	3.90	-	501.86
4th	446.45	56.44	3.90	-	506.79
5th	441.52	56.44	3.90	-	501.86
6th	446.45	56.44	3.90	-	506.79
Terrace / OHT	-	-	9.00	48.84	57.84
TOTAL	2,663.91	338.64	36.30	495.30	3,534.15

Construction Cost:

Floor	Total Area in Sq. M.	Total Area in Sq. Ft.	Rate / Sq. Ft. in ₹	Construction Cost in ₹	% Completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
Ground	450.36	4,847.68	1,500.00	72,71,513.00	77.50%	56,35,422.58	16,36,090.43
1st	501.86	5,402.02	1,500.00	81,03,032.00	77.50%	62,79,849.80	18,23,182.20
2nd	506.79	5,455.09	1,500.00	81,82,631.00	77.50%	63,41,539.03	18,41,091.98
3rd	501.86	5,402.02	1,500.00	81,03,032.00	77.50%	62,79,849.80	18,23,182.20
4th	506.79	5,455.09	1,500.00	81,82,631.00	77.50%	63,41,539.03	18,41,091.98
5th	501.86	5,402.02	1,500.00	81,03,032.00	77.50%	62,79,849.80	18,23,182.20
6th	506.79	5,455.09	1,500.00	81,82,631.00	77.50%	63,41,539.03	18,41,091.98
Terrace / OHT	57.84	622.59	1,500.00	9,33,885.00	77.50%	7,23,760.88	2,10,124.13
TOTAL	3,534.15	38,041.59		5,70,62,387.00		4,42,23,349.93	1,28,39,037.08

Total Project Cost of Wing A: -

Sr. No.	Phase	Wing	Particulars	Total Cost in ₹	% of work completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
1	III	A	Construction Cost	5,70,62,387.00	77.50%	4,42,23,349.93	1,28,39,037.08
2	III	A	Admin Cost (6% of Construction Cost)	34,23,743.00	0.00%	-	34,23,743.00
3	III	A	Marketing Cost (2% of Sale Income from Wing A)	4,66,505.65	0.00%	-	4,66,505.65
TOTAL				6,09,52,635.65		4,42,23,349.93	1,67,29,285.72

Flatwise Inventory Details:

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
1	1st floor	A-101	1 BHK	323.00	388.00	Sold
2	1st floor	A-102	1 BHK	323.00	388.00	Sold
3	1st floor	A-103	1 BHK	323.00	388.00	Sold
4	1st floor	A-104	1 BHK	323.00	388.00	Sold
5	1st floor	A-105	1 BHK	323.00	388.00	Unsold
6	1st floor	A-106	1 BHK	323.00	388.00	Sold
7	1st floor	A-107	1 BHK	323.00	388.00	Sold
8	1st floor	A-108	1 BHK	323.00	388.00	Sold
9	1st floor	A-109	1 BHK	323.00	388.00	Sold
10	1st floor	A-110	1 BHK	323.00	388.00	Sold
11	1st floor	A-111	1 BHK	323.00	388.00	Sold
12	1st floor	A-112	1 BHK	323.00	388.00	Sold
13	2nd floor	A-201	1 BHK	323.00	388.00	Sold
14	2nd floor	A-202	1 BHK	323.00	388.00	Unsold
15	2nd floor	A-203	1 BHK	323.00	388.00	Sold
16	2nd floor	A-204	1 BHK	323.00	388.00	Sold
17	2nd floor	A-205	1 BHK	323.00	388.00	Sold
18	2nd floor	A-206	1 BHK	323.00	388.00	Sold
19	2nd floor	A-207	1 BHK	323.00	388.00	Sold
20	2nd floor	A-208	1 BHK	323.00	388.00	Sold
21	2nd floor	A-209	1 BHK	323.00	388.00	Sold
22	2nd floor	A-210	1 BHK	323.00	388.00	Sold
23	2nd floor	A-211	1 BHK	323.00	388.00	Sold
24	2nd floor	A-212	1 BHK	323.00	388.00	Sold
25	3rd floor	A-301	1 BHK	323.00	388.00	Sold
26	3rd floor	A-302	1 BHK	323.00	388.00	Sold
27	3rd floor	A-303	1 BHK	323.00	388.00	Sold
28	3rd floor	A-304	1 BHK	323.00	388.00	Sold
29	3rd floor	A-305	1 BHK	323.00	388.00	Sold
30	3rd floor	A-306	1 BHK	323.00	388.00	Sold
31	3rd floor	A-307	1 BHK	323.00	388.00	Sold
32	3rd floor	A-308	1 BHK	323.00	388.00	Sold
33	3rd floor	A-309	1 BHK	323.00	388.00	Sold
34	3rd floor	A-310	1 BHK	323.00	388.00	Sold
35	3rd floor	A-311	1 BHK	323.00	388.00	Sold
36	3rd floor	A-312	1 BHK	323.00	388.00	Sold
37	4th floor	A-401	1 BHK	323.00	388.00	Sold
38	4th floor	A-402	1 BHK	323.00	388.00	Sold
39	4th floor	A-403	1 BHK	323.00	388.00	Sold
40	4th floor	A-404	1 BHK	323.00	388.00	Sold
41	4th floor	A-405	1 BHK	323.00	388.00	Sold
42	4th floor	A-406	1 BHK	323.00	388.00	Sold
43	4th floor	A-407	1 BHK	323.00	388.00	Sold
44	4th floor	A-408	1 BHK	323.00	388.00	Sold
45	4th floor	A-409	1 BHK	323.00	388.00	Sold
46	4th floor	A-410	1 BHK	323.00	388.00	Sold
47	4th floor	A-411	1 BHK	323.00	388.00	Sold
48	4th floor	A-412	1 BHK	323.00	388.00	Sold
49	5th floor	A-501	1 BHK	323.00	388.00	Unsold



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Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
50	5th floor	A-502	1 BHK	323.00	388.00	Unsold
51	5th floor	A-503	1 BHK	323.00	388.00	Sold
52	5th floor	A-504	1 BHK	323.00	388.00	Sold
53	5th floor	A-505	1 BHK	323.00	388.00	Sold
54	5th floor	A-506	1 BHK	323.00	388.00	Sold
55	5th floor	A-507	1 BHK	323.00	388.00	Sold
56	5th floor	A-508	1 BHK	323.00	388.00	Sold
57	5th floor	A-509	1 BHK	323.00	388.00	Sold
58	5th floor	A-510	1 BHK	323.00	388.00	Sold
59	5th floor	A-511	1 BHK	323.00	388.00	Sold
60	5th floor	A-512	1 BHK	323.00	388.00	Sold
61	6th floor	A-601	1 BHK	323.00	388.00	Unsold
62	6th floor	A-602	1 BHK	323.00	388.00	Unsold
63	6th floor	A-603	1 BHK	323.00	388.00	Unsold
64	6th floor	A-604	1 BHK	323.00	388.00	Unsold
65	6th floor	A-605	1 BHK	323.00	388.00	Unsold
66	6th floor	A-606	1 BHK	323.00	388.00	Unsold
67	6th floor	A-607	1 BHK	323.00	388.00	Unsold
68	6th floor	A-608	1 BHK	323.00	388.00	Unsold
69	6th floor	A-609	1 BHK	323.00	388.00	Unsold
70	6th floor	A-610	1 BHK	323.00	388.00	Unsold
71	6th floor	A-611	1 BHK	323.00	388.00	Unsold
72	6th floor	A-612	1 BHK	323.00	388.00	Unsold
73	7th floor	A-701	1 BHK	323.00	388.00	Approval of building is upto 6th floor so the 7th floor unsold inventories are not considered for the valuation
74	7th floor	A-702	1 BHK	323.00	388.00	
75	7th floor	A-703	1 BHK	323.00	388.00	
76	7th floor	A-704	1 BHK	323.00	388.00	
77	7th floor	A-705	1 BHK	323.00	388.00	
78	7th floor	A-706	1 BHK	323.00	388.00	
79	7th floor	A-707	1 BHK	323.00	388.00	
80	7th floor	A-708	1 BHK	323.00	388.00	
81	7th floor	A-709	1 BHK	323.00	388.00	
82	7th floor	A-710	1 BHK	323.00	388.00	
83	7th floor	A-711	1 BHK	323.00	388.00	
84	7th floor	A-712	1 BHK	323.00	388.00	
TOTAL				27,132.00	32,592.00	



Unsold Flat Inventory:

Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	A - 105	1 BHK	323.00	388.00	3,500.00	11,30,500.00
2	2nd Floor	A - 202	1 BHK	323.00	388.00	3,500.00	11,30,500.00
3	5th Floor	A - 501	1 BHK	323.00	388.00	3,500.00	11,30,500.00
4	5th Floor	A - 502	1 BHK	323.00	388.00	3,500.00	11,30,500.00
5	6th Floor	A - 601	1 BHK	323.00	388.00	3,500.00	11,30,500.00
6	6th Floor	A - 602	1 BHK	323.00	388.00	3,500.00	11,30,500.00
7	6th Floor	A - 603	1 BHK	323.00	388.00	3,500.00	11,30,500.00
8	6th Floor	A - 604	1 BHK	323.00	388.00	3,500.00	11,30,500.00
9	6th Floor	A - 605	1 BHK	323.00	388.00	3,500.00	11,30,500.00
10	6th Floor	A - 606	1 BHK	323.00	388.00	3,500.00	11,30,500.00
11	6th Floor	A - 607	1 BHK	323.00	388.00	3,500.00	11,30,500.00
12	6th Floor	A - 608	1 BHK	323.00	388.00	3,500.00	11,30,500.00
13	6th Floor	A - 609	1 BHK	323.00	388.00	3,500.00	11,30,500.00
14	6th Floor	A - 610	1 BHK	323.00	388.00	3,500.00	11,30,500.00
15	6th Floor	A - 611	1 BHK	323.00	388.00	3,500.00	11,30,500.00
16	6th Floor	A - 612	1 BHK	323.00	388.00	3,500.00	11,30,500.00
TOTAL				5,168.00	6,208.00		1,80,88,000.00

Sold Flat Inventory (Receivable Payment):

Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	1st Floor	A - 101	1 BHK	323.00	388.00	11,18,536.00	9,42,756.00	1,75,780.00
2	1st Floor	A - 102	1 BHK	323.00	388.00	11,18,536.00	11,23,781.00	-5,245.00
3	1st Floor	A - 103	1 BHK	323.00	388.00	11,18,536.00	11,18,536.00	-
4	1st Floor	A - 104	1 BHK	323.00	388.00	10,76,722.00	10,80,138.00	-3,416.00
5	1st Floor	A - 106	1 BHK	323.00	388.00	11,18,536.00	11,18,291.00	245.00
6	1st Floor	A - 107	1 BHK	323.00	388.00	13,47,103.00	13,31,258.00	15,845.00
7	1st Floor	A - 108	1 BHK	323.00	388.00	12,24,498.00	11,37,054.27	87,443.73
8	1st Floor	A - 109	1 BHK	323.00	388.00	11,18,536.00	11,26,662.00	-8,126.00
9	1st Floor	A - 110	1 BHK	323.00	388.00	11,93,536.00	11,48,516.00	45,020.00
10	1st Floor	A - 111	1 BHK	323.00	388.00	12,85,350.00	12,88,841.00	-3,491.00
11	1st Floor	A - 112	1 BHK	323.00	388.00	11,39,443.00	11,47,443.00	-8,000.00
12	2nd Floor	A - 201	1 BHK	323.00	388.00	11,28,232.00	11,33,814.00	-5,582.00
13	2nd Floor	A - 203	1 BHK	323.00	388.00	11,49,341.00	11,57,819.00	-8,478.00
14	2nd Floor	A - 204	1 BHK	323.00	388.00	11,28,232.00	9,54,273.00	1,73,959.00
15	2nd Floor	A - 205	1 BHK	323.00	388.00	12,53,232.00	12,48,094.00	5,138.00
16	2nd Floor	A - 206	1 BHK	323.00	388.00	12,18,025.00	12,15,988.00	2,037.00
17	2nd Floor	A - 207	1 BHK	323.00	388.00	12,95,450.00	12,35,571.00	59,879.00
18	2nd Floor	A - 208	1 BHK	323.00	388.00	11,28,232.00	11,00,353.00	27,879.00
19	2nd Floor	A - 209	1 BHK	323.00	388.00	11,28,232.00	9,58,998.00	1,69,234.00
20	2nd Floor	A - 210	1 BHK	323.00	388.00	11,70,450.00	11,88,033.00	-17,583.00
21	2nd Floor	A - 211	1 BHK	323.00	388.00	12,53,232.00	12,70,582.00	-17,350.00
22	2nd Floor	A - 212	1 BHK	323.00	388.00	11,17,678.00	12,38,591.00	-1,20,913.00
23	3rd Floor	A - 301	1 BHK	323.00	388.00	11,18,536.00	11,18,496.00	40.00
24	3rd Floor	A - 302	1 BHK	323.00	388.00	11,49,897.00	11,74,410.00	-24,513.00
25	3rd Floor	A - 303	1 BHK	323.00	388.00	11,18,536.00	11,22,193.00	-3,657.00
26	3rd Floor	A - 304	1 BHK	323.00	388.00	10,97,629.00	11,03,753.00	-6,124.00
27	3rd Floor	A - 305	1 BHK	323.00	388.00	13,47,103.00	13,60,542.00	-13,439.00

Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
28	3rd Floor	A - 306	1 BHK	323.00	388.00	11,18,536.00	11,31,951.00	-13,415.00
29	3rd Floor	A - 307	1 BHK	323.00	388.00	11,93,536.00	1,75,000.00	10,18,536.00
30	3rd Floor	A - 308	1 BHK	323.00	388.00	10,76,722.00	10,72,338.00	4,384.00
31	3rd Floor	A - 309	1 BHK	323.00	388.00	11,18,536.00	9,46,171.00	1,72,365.00
32	3rd Floor	A - 310	1 BHK	323.00	388.00	11,18,536.00	10,32,658.00	85,878.00
33	3rd Floor	A - 311	1 BHK	323.00	388.00	11,18,536.00	11,40,967.00	-22,431.00
34	3rd Floor	A - 312	1 BHK	323.00	388.00	11,18,536.00	11,26,494.00	-7,958.00
35	4th Floor	A - 401	1 BHK	323.00	388.00	12,69,024.00	12,25,585.00	43,439.00
36	4th Floor	A - 402	1 BHK	323.00	388.00	12,53,232.00	12,66,850.00	-13,618.00
37	4th Floor	A - 403	1 BHK	323.00	388.00	11,49,341.00	11,59,586.00	-10,245.00
38	4th Floor	A - 404	1 BHK	323.00	388.00	11,91,559.00	9,84,939.00	2,06,620.00
39	4th Floor	A - 405	1 BHK	323.00	388.00	12,25,041.00	14,14,765.00	-1,89,724.00
40	4th Floor	A - 406	1 BHK	323.00	388.00	11,28,232.00	11,67,007.00	-38,775.00
41	4th Floor	A - 407	1 BHK	323.00	388.00	11,70,450.00	8,86,580.00	2,83,870.00
42	4th Floor	A - 408	1 BHK	323.00	388.00	13,64,941.00	13,63,519.00	1,422.00
43	4th Floor	A - 409	1 BHK	323.00	388.00	11,49,341.00	7,19,544.00	4,29,797.00
44	4th Floor	A - 410	1 BHK	323.00	388.00	11,70,450.00	1,11,601.00	10,58,849.00
45	4th Floor	A - 411	1 BHK	323.00	388.00	12,69,024.00	13,00,162.00	-31,138.00
46	4th Floor	A - 412	1 BHK	323.00	388.00	11,28,232.00	11,61,159.00	-32,927.00
47	5th Floor	A - 503	1 BHK	323.00	388.00	14,82,720.00	13,73,226.00	1,09,494.00
48	5th Floor	A - 504	1 BHK	323.00	388.00	13,39,173.00	13,01,676.00	37,497.00
49	5th Floor	A - 505	1 BHK	323.00	388.00	12,19,557.00	12,47,920.00	-28,363.00
50	5th Floor	A - 506	1 BHK	323.00	388.00	12,09,980.00	9,56,111.00	2,53,869.00
51	5th Floor	A - 507	1 BHK	323.00	388.00	13,76,024.00	13,37,495.00	38,529.00
52	5th Floor	A - 508	1 BHK	323.00	388.00	13,50,000.00	13,12,200.00	37,800.00
53	5th Floor	A - 509	1 BHK	323.00	388.00	12,00,235.00	1,20,000.00	10,80,235.00
54	5th Floor	A - 510	1 BHK	323.00	388.00	11,89,381.00	11,56,078.00	33,303.00
55	5th Floor	A - 511	1 BHK	323.00	388.00	13,24,111.00	11,42,904.37	1,81,206.63
56	5th Floor	A - 512	1 BHK	323.00	388.00	11,50,000.00	11,17,800.00	32,200.00
TOTAL				18,088.00	21,728.00	6,68,34,355.00	6,15,97,072.64	52,37,282.36

Note:

Phase III A Wing there are total 72 nos. of 1 BHK flats out of which 56 nos. of flats are sold and balance receivable is for 30 flats only as informed by the developer, but building balance work to be completed is 22.50% (i.e., 1.67 Cr.) but value of unsold inventory for A wing comes to 1.81 Cr.

Phase III A Wing building plan is approved upto 6th floors, hence the inventory is considered for the valuation upto 6th floors only, but developer has shared the inventory details upto 7th floors.

Phase III:**Wing B:****Work Completion Status:**

Floor	Work completion as on 23.11.2023
Ground	Slab work, internal & external brick work, internal & external plaster work are completed & doors and windows are installed
1st	Slab work, internal & external brick work, internal & external plaster work are completed & doors and windows are installed
2nd	Slab work, internal & external brick work, internal & external plaster work are completed & doors and windows are installed
3rd	Slab work, internal & external brick work, internal & external plaster work are completed & doors and windows are installed
4th	Slab work, internal & external brick work, internal & external plaster work are completed & doors and windows are installed
5th	Slab work, internal & external brick work, internal & external plaster work are completed & doors and windows are installed
6th	50% slab work is completed
7th	
8th	
Terrace / OHT	

Percentage of Work Completion:

Sr.	Particulars	% After completion	% Of work completed as on 23.11.2023										
			Ground Floor	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor	6 th Floor	7 th Floor	8 th Floor	Average	
1	RCC Footing/Foundation	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
2	RCC Plinth	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
3	Full Building RCC	40.00	40.00	40.00	40.00	40.00	40.00	40.00	20.00	-	-	-	28.89
4	Internal Brick work	7.00	7.00	7.00	7.00	7.00	7.00	7.00	-	-	-	-	4.67
5	External Brickwork	7.00	7.00	7.00	7.00	7.00	7.00	7.00	-	-	-	-	4.67
6	Internal plastering	3.50	3.50	3.50	3.50	3.50	3.50	3.50	-	-	-	-	2.33
7	External plastering	3.50	3.50	3.50	3.50	3.50	3.50	3.50	-	-	-	-	2.33
8	Doors & Windows	5.00	5.00	5.00	5.00	5.00	5.00	5.00	-	-	-	-	3.33
9	Flooring, Tiling, Kitchen Platform	10.00	-	-	-	-	-	-	-	-	-	-	-
10	Internal painting	1.50	-	-	-	-	-	-	-	-	-	-	-
11	External painting	1.50	-	-	-	-	-	-	-	-	-	-	-
12	Electrification, plumbing & Sanitary installation	5.00	-	-	-	-	-	-	-	-	-	-	-
13	Lift Installation	2.00	-	-	-	-	-	-	-	-	-	-	-
14	Passage, Staircase & Lobby development	2.00	-	-	-	-	-	-	-	-	-	-	-
15	External developments / Final finishing work	2.00	-	-	-	-	-	-	-	-	-	-	-
TOTAL		100.00	76.00	76.00	76.00	76.00	76.00	76.00	30.00	10.00	10.00	10.00	56.22

Construction Area:

Floor	Built Up Area in Sq. M.	Balcony Area in Sq. M.	Lift Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.
Ground	-	-	3.90	437.59	441.49
1st	441.52	58.44	3.90	-	503.86
2nd	437.59	65.25	3.90	-	506.74
3rd	441.52	58.44	3.90	-	503.86
4th	437.59	65.25	3.90	-	506.74
5th	441.52	58.44	3.90	-	503.86
6th	437.59	65.25	3.90	-	506.74
7th	441.52	58.44	3.90	-	503.86
8th	411.97	61.30	3.90	-	477.17
Terrace / OHT	-	-	9.00	48.84	57.84
TOTAL	3,490.82	490.81	44.10	486.43	4,512.16

Construction Cost:

Floor	Total Area in Sq. M.	Total Area in Sq. Ft.	Rate / Sq. Ft. in ₹	Construction Cost in ₹	% Completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
Ground	441.49	4,752.20	1,500.00	71,28,298.00	56.22%	40,07,529.14	31,20,768.86
1st	503.86	5,423.55	1,500.00	81,35,324.00	56.22%	45,73,679.15	35,61,644.85
2nd	506.74	5,454.55	1,500.00	81,81,824.00	56.22%	45,99,821.45	35,82,002.55
3rd	503.86	5,423.55	1,500.00	81,35,324.00	56.22%	45,73,679.15	35,61,644.85
4th	506.74	5,454.55	1,500.00	81,81,824.00	56.22%	45,99,821.45	35,82,002.55
5th	503.86	5,423.55	1,500.00	81,35,324.00	56.22%	45,73,679.15	35,61,644.85
6th	506.74	5,454.55	1,500.00	81,81,824.00	56.22%	45,99,821.45	35,82,002.55
7th	503.86	5,423.55	1,500.00	81,35,324.00	56.22%	45,73,679.15	35,61,644.85
8th	477.17	5,136.26	1,500.00	77,04,387.00	56.22%	43,31,406.37	33,72,980.63
Terrace / OHT	57.84	622.59	1,500.00	9,33,885.00	56.22%	5,25,030.15	4,08,854.85
TOTAL	4,512.16	48,568.89		7,28,53,338.00		4,09,58,146.62	3,18,95,191.38

Total Project Cost of Wing B: -

Sr. No.	Phase	Wing	Particulars	Total Cost in ₹	% of work completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
1	III	B	Construction Cost	7,28,53,338.00	56.22%	4,09,58,146.62	3,18,95,191.38
2	III	B	Admin Cost (6% of Construction Cost)	43,71,200.00	0.00%	-	43,71,200.00
3	III	B	Marketing Cost (2% of Sale Income from Wing A)	13,91,402.02	0.00%	-	13,91,402.02
TOTAL				7,86,15,940.02		4,09,58,146.62	3,76,57,793.39



Flatwise Inventory Details:

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
1	1st floor	B-101	1 BHK	323.00	388.00	Sold
2	1st floor	B-102	1 BHK	323.00	388.00	Sold
3	1st floor	B-103	1 BHK	323.00	388.00	Sold
4	1st floor	B-104	1 BHK	323.00	388.00	Sold
5	1st floor	B-105	1 BHK	323.00	388.00	Sold
6	1st floor	B-106	1 BHK	323.00	388.00	Sold
7	1st floor	B-107	1 BHK	323.00	388.00	Sold
8	1st floor	B-108	1 BHK	323.00	388.00	Sold
9	1st floor	B-109	1 BHK	323.00	388.00	Sold
10	1st floor	B-110	1 BHK	323.00	388.00	Unsold
11	1st floor	B-111	1 BHK	323.00	388.00	Sold
12	1st floor	B-112	1 BHK	323.00	388.00	Sold
13	2nd floor	B-201	1 BHK	323.00	388.00	Sold
14	2nd floor	B-202	1 BHK	323.00	388.00	Sold
15	2nd floor	B-203	1 BHK	323.00	388.00	Sold
16	2nd floor	B-204	1 BHK	323.00	388.00	Unsold
17	2nd floor	B-205	1 BHK	323.00	388.00	Sold
18	2nd floor	B-206	1 BHK	323.00	388.00	Sold
19	2nd floor	B-207	1 BHK	323.00	388.00	Sold
20	2nd floor	B-208	1 BHK	323.00	388.00	Sold
21	2nd floor	B-209	1 BHK	323.00	388.00	Sold
22	2nd floor	B-210	1 BHK	323.00	388.00	Sold
23	2nd floor	B-211	1 BHK	323.00	388.00	Sold
24	2nd floor	B-212	1 BHK	323.00	388.00	Sold
25	3rd floor	B-301	1 BHK	323.00	388.00	Sold
26	3rd floor	B-302	1 BHK	323.00	388.00	Sold
27	3rd floor	B-303	1 BHK	323.00	388.00	Sold
28	3rd floor	B-304	1 BHK	323.00	388.00	Sold
29	3rd floor	B-305	1 BHK	323.00	388.00	Sold
30	3rd floor	B-306	1 BHK	323.00	388.00	Sold
31	3rd floor	B-307	1 BHK	323.00	388.00	Sold
32	3rd floor	B-308	1 BHK	323.00	388.00	Sold
33	3rd floor	B-309	1 BHK	323.00	388.00	Sold
34	3rd floor	B-310	1 BHK	323.00	388.00	Sold
35	3rd floor	B-311	1 BHK	323.00	388.00	Sold
36	3rd floor	B-312	1 BHK	323.00	388.00	Sold
37	4th floor	B-401	1 BHK	323.00	388.00	Unsold
38	4th floor	B-402	1 BHK	323.00	388.00	Unsold
39	4th floor	B-403	1 BHK	323.00	388.00	Unsold
40	4th floor	B-404	1 BHK	323.00	388.00	Unsold
41	4th floor	B-405	1 BHK	323.00	388.00	Unsold
42	4th floor	B-406	1 BHK	323.00	388.00	Sold
43	4th floor	B-407	1 BHK	323.00	388.00	Sold
44	4th floor	B-408	1 BHK	323.00	388.00	Unsold
45	4th floor	B-409	1 BHK	323.00	388.00	Sold
46	4th floor	B-410	1 BHK	323.00	388.00	Unsold
47	4th floor	B-411	1 BHK	323.00	388.00	Unsold
48	4th floor	B-412	1 BHK	323.00	388.00	Unsold
49	5th floor	B-501	1 BHK	323.00	388.00	Unsold

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
50	5th floor	B-502	1 BHK	323.00	388.00	Unsold
51	5th floor	B-503	1 BHK	323.00	388.00	Sold
52	5th floor	B-504	1 BHK	323.00	388.00	Unsold
53	5th floor	B-505	1 BHK	323.00	388.00	Unsold
54	5th floor	B-506	1 BHK	323.00	388.00	Unsold
55	5th floor	B-507	1 BHK	323.00	388.00	Unsold
56	5th floor	B-508	1 BHK	323.00	388.00	Unsold
57	5th floor	B-509	1 BHK	323.00	388.00	
58	5th floor	B-510	1 BHK	323.00	388.00	Unsold
59	5th floor	B-511	1 BHK	323.00	388.00	Unsold
60	5th floor	B-512	1 BHK	323.00	388.00	Unsold
61	6th floor	B-601	1 BHK	323.00	388.00	Unsold
62	6th floor	B-602	1 BHK	323.00	388.00	Unsold
63	6th floor	B-603	1 BHK	323.00	388.00	Unsold
64	6th floor	B-604	1 BHK	323.00	388.00	Unsold
65	6th floor	B-605	1 BHK	323.00	388.00	Unsold
66	6th floor	B-606	1 BHK	323.00	388.00	Unsold
67	6th floor	B-607	1 BHK	323.00	388.00	Unsold
68	6th floor	B-608	1 BHK	323.00	388.00	Unsold
69	6th floor	B-609	1 BHK	323.00	388.00	Unsold
70	6th floor	B-610	1 BHK	323.00	388.00	Unsold
71	6th floor	B-611	1 BHK	323.00	388.00	Unsold
72	6th floor	B-612	1 BHK	323.00	388.00	Unsold
73	7th floor	B-701	1 BHK	323.00	388.00	Unsold
74	7th floor	B-702	1 BHK	323.00	388.00	Unsold
75	7th floor	B-703	1 BHK	323.00	388.00	Unsold
76	7th floor	B-704	1 BHK	323.00	388.00	Unsold
77	7th floor	B-705	1 BHK	323.00	388.00	Unsold
78	7th floor	B-706	1 BHK	323.00	388.00	Unsold
79	7th floor	B-707	1 BHK	323.00	388.00	Unsold
80	7th floor	B-708	1 BHK	323.00	388.00	Unsold
81	7th floor	B-709	1 BHK	323.00	388.00	Unsold
82	7th floor	B-710	1 BHK	323.00	388.00	Unsold
83	7th floor	B-711	1 BHK	323.00	388.00	Unsold
84	7th floor	B-712	1 BHK	323.00	388.00	Unsold
85	8th floor	B-801	1 BHK	-	-	Refuge
86	8th floor	B-802	1 BHK	323.00	388.00	Unsold
87	8th floor	B-803	1 BHK	323.00	388.00	Unsold
88	8th floor	B-804	1 BHK	323.00	388.00	Unsold
89	8th floor	B-805	1 BHK	323.00	388.00	Unsold
90	8th floor	B-806	1 BHK	323.00	388.00	Unsold
91	8th floor	B-807	1 BHK	323.00	388.00	Unsold
92	8th floor	B-808	1 BHK	323.00	388.00	Unsold
93	8th floor	B-809	1 BHK	323.00	388.00	Unsold
94	8th floor	B-810	1 BHK	323.00	388.00	Unsold
95	8th floor	B-811	1 BHK	323.00	388.00	Unsold
96	8th floor	B-812	1 BHK	323.00	388.00	Unsold
TOTAL				30,685.00	36,860.00	

Unsold Flat Inventory:

Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	B - 110	1 BHK	323.00	388.00	3,500.00	11,30,500.00
2	2nd Floor	B - 204	1 BHK	323.00	388.00	3,500.00	11,30,500.00
3	4th Floor	B - 401	1 BHK	323.00	388.00	3,500.00	11,30,500.00
4	4th Floor	B - 402	1 BHK	323.00	388.00	3,500.00	11,30,500.00
5	4th Floor	B - 403	1 BHK	323.00	388.00	3,500.00	11,30,500.00
6	4th Floor	B - 404	1 BHK	323.00	388.00	3,500.00	11,30,500.00
7	4th Floor	B - 405	1 BHK	323.00	388.00	3,500.00	11,30,500.00
8	4th Floor	B - 408	1 BHK	323.00	388.00	3,500.00	11,30,500.00
9	4th Floor	B - 410	1 BHK	323.00	388.00	3,500.00	11,30,500.00
10	4th Floor	B - 411	1 BHK	323.00	388.00	3,500.00	11,30,500.00
11	4th Floor	B - 412	1 BHK	323.00	388.00	3,500.00	11,30,500.00
12	5th Floor	B - 501	1 BHK	323.00	388.00	3,500.00	11,30,500.00
13	5th Floor	B - 502	1 BHK	323.00	388.00	3,500.00	11,30,500.00
14	5th Floor	B - 504	1 BHK	323.00	388.00	3,500.00	11,30,500.00
15	5th Floor	B - 505	1 BHK	323.00	388.00	3,500.00	11,30,500.00
16	5th Floor	B - 506	1 BHK	323.00	388.00	3,500.00	11,30,500.00
17	5th Floor	B - 507	1 BHK	323.00	388.00	3,500.00	11,30,500.00
18	5th Floor	B - 508	1 BHK	323.00	388.00	3,500.00	11,30,500.00
19	5th Floor	B - 510	1 BHK	323.00	388.00	3,500.00	11,30,500.00
20	5th Floor	B - 511	1 BHK	323.00	388.00	3,500.00	11,30,500.00
21	5th Floor	B - 512	1 BHK	323.00	388.00	3,500.00	11,30,500.00
22	6th Floor	B - 601	1 BHK	323.00	388.00	3,500.00	11,30,500.00
23	6th Floor	B - 602	1 BHK	323.00	388.00	3,500.00	11,30,500.00
24	6th Floor	B - 603	1 BHK	323.00	388.00	3,500.00	11,30,500.00
25	6th Floor	B - 604	1 BHK	323.00	388.00	3,500.00	11,30,500.00
26	6th Floor	B - 605	1 BHK	323.00	388.00	3,500.00	11,30,500.00
27	6th Floor	B - 606	1 BHK	323.00	388.00	3,500.00	11,30,500.00
28	6th Floor	B - 607	1 BHK	323.00	388.00	3,500.00	11,30,500.00
29	6th Floor	B - 608	1 BHK	323.00	388.00	3,500.00	11,30,500.00
30	6th Floor	B - 609	1 BHK	323.00	388.00	3,500.00	11,30,500.00
31	6th Floor	B - 610	1 BHK	323.00	388.00	3,500.00	11,30,500.00
32	6th Floor	B - 611	1 BHK	323.00	388.00	3,500.00	11,30,500.00
33	6th Floor	B - 612	1 BHK	323.00	388.00	3,500.00	11,30,500.00
34	7th Floor	B - 701	1 BHK	323.00	388.00	3,500.00	11,30,500.00
35	7th Floor	B - 702	1 BHK	323.00	388.00	3,500.00	11,30,500.00
36	7th Floor	B - 703	1 BHK	323.00	388.00	3,500.00	11,30,500.00
37	7th Floor	B - 704	1 BHK	323.00	388.00	3,500.00	11,30,500.00
38	7th Floor	B - 705	1 BHK	323.00	388.00	3,500.00	11,30,500.00
39	7th Floor	B - 706	1 BHK	323.00	388.00	3,500.00	11,30,500.00
40	7th Floor	B - 707	1 BHK	323.00	388.00	3,500.00	11,30,500.00
41	7th Floor	B - 708	1 BHK	323.00	388.00	3,500.00	11,30,500.00
42	7th Floor	B - 709	1 BHK	323.00	388.00	3,500.00	11,30,500.00
43	7th Floor	B - 710	1 BHK	323.00	388.00	3,500.00	11,30,500.00
44	7th Floor	B - 711	1 BHK	323.00	388.00	3,500.00	11,30,500.00
45	7th Floor	B - 712	1 BHK	323.00	388.00	3,500.00	11,30,500.00
46	8th Floor	B - 802	1 BHK	323.00	388.00	3,500.00	11,30,500.00
47	8th Floor	B - 803	1 BHK	323.00	388.00	3,500.00	11,30,500.00
48	8th Floor	B - 804	1 BHK	323.00	388.00	3,500.00	11,30,500.00
49	8th Floor	B - 805	1 BHK	323.00	388.00	3,500.00	11,30,500.00



Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
50	8th Floor	B - 806	1 BHK	323.00	388.00	3,500.00	11,30,500.00
51	8th Floor	B - 807	1 BHK	323.00	388.00	3,500.00	11,30,500.00
52	8th Floor	B - 808	1 BHK	323.00	388.00	3,500.00	11,30,500.00
53	8th Floor	B - 809	1 BHK	323.00	388.00	3,500.00	11,30,500.00
54	8th Floor	B - 810	1 BHK	323.00	388.00	3,500.00	11,30,500.00
55	8th Floor	B - 811	1 BHK	323.00	388.00	3,500.00	11,30,500.00
56	8th Floor	B - 812	1 BHK	323.00	388.00	3,500.00	11,30,500.00
TOTAL				18,088.00	21,728.00		6,33,08,000.00

Sold Flat Inventory (Receivable Payment):

Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	1st floor	B-101	1 BHK	323.00	388.00	11,81,257.00	9,43,368.00	2,37,889.00
2	1st floor	B-102	1 BHK	323.00	388.00	11,39,443.00	11,43,180.00	-3,737.00
3	1st floor	B-103	1 BHK	323.00	388.00	12,68,536.00	11,48,903.00	1,19,633.00
4	1st floor	B-104	1 BHK	323.00	388.00	11,39,443.00	11,47,450.00	-8,007.00
5	1st floor	B-105	1 BHK	323.00	388.00	11,08,082.00	9,20,503.00	1,87,579.00
6	1st floor	B-106	1 BHK	323.00	388.00	10,97,629.00	8,19,167.00	2,78,462.00
7	1st floor	B-107	1 BHK	323.00	388.00	10,97,629.00	8,23,242.00	2,74,387.00
8	1st floor	B-108	1 BHK	323.00	388.00	10,97,629.00	10,36,229.00	61,400.00
9	1st floor	B-109	1 BHK	323.00	388.00	11,73,674.00	9,90,673.00	1,83,001.00
10	1st floor	B-111	1 BHK	323.00	388.00	12,16,693.00	12,16,693.00	-
11	1st floor	B-112	1 BHK	323.00	388.00	11,39,443.00	8,07,979.00	3,31,464.00
12	2nd floor	B-201	1 BHK	323.00	388.00	13,20,868.00	13,28,550.00	-7,682.00
13	2nd floor	B-202	1 BHK	323.00	388.00	11,70,450.00	9,39,551.00	2,30,899.00
14	2nd floor	B-203	1 BHK	323.00	388.00	11,70,450.00	11,73,250.00	-2,800.00
15	2nd floor	B-205	1 BHK	323.00	388.00	11,38,787.00	11,46,796.00	-8,009.00
16	2nd floor	B-206	1 BHK	323.00	388.00	11,28,232.00	11,36,243.00	-8,011.00
17	2nd floor	B-207	1 BHK	323.00	388.00	11,28,232.00	11,36,243.00	-8,011.00
18	2nd floor	B-208	1 BHK	323.00	388.00	12,02,243.00	11,57,195.00	45,048.00
19	2nd floor	B-209	1 BHK	323.00	388.00	12,21,568.00	42,643.00	11,78,925.00
20	2nd floor	B-210	1 BHK	323.00	388.00	12,32,384.00	11,80,623.87	51,760.13
21	2nd floor	B-211	1 BHK	323.00	388.00	12,67,706.00	12,82,569.00	-14,863.00
22	2nd floor	B-212	1 BHK	323.00	388.00	13,31,004.00	10,81,427.00	2,49,577.00
23	3rd floor	B-301	1 BHK	323.00	388.00	11,49,897.00	11,52,716.00	-2,819.00
24	3rd floor	B-302	1 BHK	323.00	388.00	11,60,350.00	9,86,338.00	1,74,012.00
25	3rd floor	B-303	1 BHK	323.00	388.00	10,76,722.00	10,91,656.00	-14,934.00
26	3rd floor	B-304	1 BHK	323.00	388.00	11,05,574.00	8,68,897.00	2,36,677.00
27	3rd floor	B-305	1 BHK	323.00	388.00	10,97,629.00	11,05,649.00	-8,020.00
28	3rd floor	B-306	1 BHK	323.00	388.00	11,39,443.00	9,11,953.00	2,27,490.00
29	3rd floor	B-307	1 BHK	323.00	388.00	12,17,815.00	12,58,847.00	-41,032.00
30	3rd floor	B-308	1 BHK	323.00	388.00	12,19,121.00	9,61,617.00	2,57,504.00
31	3rd floor	B-309	1 BHK	323.00	388.00	10,43,271.00	8,70,609.00	1,72,662.00
32	3rd floor	B-310	1 BHK	323.00	388.00	12,14,443.00	12,56,830.00	-42,387.00
33	3rd floor	B-311	1 BHK	323.00	388.00	11,60,350.00	9,43,008.00	2,17,342.00
34	3rd floor	B-312	1 BHK	323.00	388.00	11,60,350.00	9,59,543.00	2,00,807.00
35	4th floor	B-406	1 BHK	323.00	388.00	11,92,105.25	2,70,943.00	9,21,162.25
36	4th floor	B-407	1 BHK	323.00	388.00	11,17,678.00	7,74,857.00	3,42,821.00
37	4th floor	B-409	1 BHK	323.00	388.00	12,03,561.00	12,24,078.00	-20,517.00

Sr. No.	Floor	Flat	Comp.	Carpet Area (Sq. Ft.)	Built - Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
38	5th floor	B-503	1 BHK	323.00	388.00	12,58,299.00	10,19,323.00	2,38,976.00
39	5th floor	B-509	1 BHK	323.00	388.00	14,24,149.00	13,90,696.57	33,452.43
TOTAL				12,597.00	15,132.00	4,59,12,139.25	3,96,50,038.44	62,62,100.81

Note:

Phase III B Wing there are total 95 nos. of 1 BHK flats out of which 39 nos. of flats are sold and balance receivable is for 24 flats only as informed by the developer, but building balance work to be completed is 43.78% (i.e., 3.77 Cr.) but value of unsold inventory for B wing comes to 6.33 Cr.

Phase III:**Wing C:****Work Completion Status:**

Floor	Work completion as on 23.11.2023
Ground	Slab work is completed
1st	Slab work is completed
2nd	
3rd	
4th	
5th	
6th	
7th	
8th	
Terrace / OHT	

Percentage of Work Completion:

Sr.	Particulars	% After completion	% of work completed as on 23.11.2023									
			Ground Floor	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor	6 th Floor	7 th Floor	8 th Floor	Average
1	RCC Footing/Foundation	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
2	RCC Plinth	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
3	Full Building RCC	40.00	40.00	40.00	-	-	-	-	-	-	-	8.89
4	Internal Brick work	7.00	-	-	-	-	-	-	-	-	-	-
5	External Brickwork	7.00	-	-	-	-	-	-	-	-	-	-
6	Internal plastering	3.50	-	-	-	-	-	-	-	-	-	-
7	External plastering	3.50	-	-	-	-	-	-	-	-	-	-
8	Doors & Windows	5.00	-	-	-	-	-	-	-	-	-	-
9	Flooring, Tiling, Kitchen Platform	10.00	-	-	-	-	-	-	-	-	-	-
10	Internal painting	1.50	-	-	-	-	-	-	-	-	-	-
11	External painting	1.50	-	-	-	-	-	-	-	-	-	-
12	Electrification, plumbing & Sanitary installation	5.00	-	-	-	-	-	-	-	-	-	-
13	Lift Installation	2.00	-	-	-	-	-	-	-	-	-	-
14	Passage, Staircase & Lobby development	2.00	-	-	-	-	-	-	-	-	-	-
15	External developments / Final finishing work	2.00	-	-	-	-	-	-	-	-	-	-
TOTAL		100.00	50.00	50.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	18.89

Construction Area:

Floor	Built Up Area in Sq. M.	Balcony Area in Sq. M.	Lift Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.
Ground	-	-	3.90	437.59	441.49
1st	441.52	58.44	3.90	-	503.86
2nd	437.59	65.25	3.90	-	506.74
3rd	441.52	58.44	3.90	-	503.86
4th	437.59	65.25	3.90	-	506.74
5th	441.52	58.44	3.90	-	503.86
6th	437.59	65.25	3.90	-	506.74
7th	441.52	58.44	3.90	-	503.86
8th	411.97	61.30	3.90	-	477.17
Terrace / OHT	-	-	9.00	48.84	57.84
TOTAL	3,490.82	490.81	44.10	486.43	4,512.16

Construction Cost:

Floor	Total Area in Sq. M.	Total Area in Sq. Ft.	Rate / Sq. Ft. in ₹	Construction Cost in ₹	% Completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
Ground	441.49	4,752.20	1,500.00	71,28,298.00	18.89%	13,46,535.49	57,81,762.51
1st	503.86	5,423.55	1,500.00	81,35,324.00	18.89%	15,36,762.70	65,98,561.30
2nd	506.74	5,454.55	1,500.00	81,81,824.00	18.89%	15,45,546.55	66,36,277.45
3rd	503.86	5,423.55	1,500.00	81,35,324.00	18.89%	15,36,762.70	65,98,561.30
4th	506.74	5,454.55	1,500.00	81,81,824.00	18.89%	15,45,546.55	66,36,277.45
5th	503.86	5,423.55	1,500.00	81,35,324.00	18.89%	15,36,762.70	65,98,561.30
6th	506.74	5,454.55	1,500.00	81,81,824.00	18.89%	15,45,546.55	66,36,277.45
7th	503.86	5,423.55	1,500.00	81,35,324.00	18.89%	15,36,762.70	65,98,561.30
8th	477.17	5,136.26	1,500.00	77,04,387.00	18.89%	14,55,358.70	62,49,028.30
Terrace / OHT	57.84	622.59	1,500.00	9,33,885.00	18.89%	1,76,410.88	7,57,474.12
TOTAL	4,512.16	48,568.89		7,28,53,338.00		1,37,61,995.55	5,90,91,342.45

Total Project Cost of Wing C: -

Sr. No.	Phase	Wing	Particulars	Total Cost in ₹	% of work completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
1	III	C	Construction Cost	7,28,53,338.00	18.89%	1,37,61,995.55	5,90,91,342.45
2	III	C	Admin Cost (6% of Construction Cost)	43,71,200.00	0.00%	-	43,71,200.00
3	III	C	Marketing Cost (2% of Sale Income from Wing A)	21,47,950.00	0.00%	-	21,47,950.00
TOTAL				7,93,72,488.00		1,37,61,995.55	6,56,10,492.45

Flatwise Inventory Details:

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
1	1st floor	C-101	1 BHK	323.00	388.00	Unsold
2	1st floor	C-102	1 BHK	323.00	388.00	Unsold
3	1st floor	C-103	1 BHK	323.00	388.00	Unsold
4	1st floor	C-104	1 BHK	323.00	388.00	Unsold
5	1st floor	C-105	1 BHK	323.00	388.00	Unsold
6	1st floor	C-106	1 BHK	323.00	388.00	Unsold
7	1st floor	C-107	1 BHK	323.00	388.00	Unsold
8	1st floor	C-108	1 BHK	323.00	388.00	Unsold
9	1st floor	C-109	1 BHK	323.00	388.00	Unsold
10	1st floor	C-110	1 BHK	323.00	388.00	Unsold
11	1st floor	C-111	1 BHK	323.00	388.00	Unsold
12	1st floor	C-112	1 BHK	323.00	388.00	Unsold
13	2nd floor	C-201	1 BHK	323.00	388.00	Unsold
14	2nd floor	C-202	1 BHK	323.00	388.00	Unsold
15	2nd floor	C-203	1 BHK	323.00	388.00	Unsold
16	2nd floor	C-204	1 BHK	323.00	388.00	Unsold
17	2nd floor	C-205	1 BHK	323.00	388.00	Unsold
18	2nd floor	C-206	1 BHK	323.00	388.00	Unsold
19	2nd floor	C-207	1 BHK	323.00	388.00	Unsold
20	2nd floor	C-208	1 BHK	323.00	388.00	Unsold
21	2nd floor	C-209	1 BHK	323.00	388.00	Unsold
22	2nd floor	C-210	1 BHK	323.00	388.00	Unsold
23	2nd floor	C-211	1 BHK	323.00	388.00	Unsold
24	2nd floor	C-212	1 BHK	323.00	388.00	Unsold
25	3rd floor	C-301	1 BHK	323.00	388.00	Unsold
26	3rd floor	C-302	1 BHK	323.00	388.00	Unsold
27	3rd floor	C-303	1 BHK	323.00	388.00	Unsold
28	3rd floor	C-304	1 BHK	323.00	388.00	Unsold
29	3rd floor	C-305	1 BHK	323.00	388.00	Unsold
30	3rd floor	C-306	1 BHK	323.00	388.00	Unsold
31	3rd floor	C-307	1 BHK	323.00	388.00	Unsold
32	3rd floor	C-308	1 BHK	323.00	388.00	Unsold
33	3rd floor	C-309	1 BHK	323.00	388.00	Unsold
34	3rd floor	C-310	1 BHK	323.00	388.00	Unsold
35	3rd floor	C-311	1 BHK	323.00	388.00	Unsold
36	3rd floor	C-312	1 BHK	323.00	388.00	Unsold
37	4th floor	C-401	1 BHK	323.00	388.00	Unsold
38	4th floor	C-402	1 BHK	323.00	388.00	Unsold
39	4th floor	C-403	1 BHK	323.00	388.00	Unsold
40	4th floor	C-404	1 BHK	323.00	388.00	Unsold
41	4th floor	C-405	1 BHK	323.00	388.00	Unsold
42	4th floor	C-406	1 BHK	323.00	388.00	Unsold
43	4th floor	C-407	1 BHK	323.00	388.00	Unsold
44	4th floor	C-408	1 BHK	323.00	388.00	Unsold
45	4th floor	C-409	1 BHK	323.00	388.00	Unsold
46	4th floor	C-410	1 BHK	323.00	388.00	Unsold
47	4th floor	C-411	1 BHK	323.00	388.00	Unsold
48	4th floor	C-412	1 BHK	323.00	388.00	Unsold
49	5th floor	C-501	1 BHK	323.00	388.00	Unsold



Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
50	5th floor	C-502	1 BHK	323.00	388.00	Unsold
51	5th floor	C-503	1 BHK	323.00	388.00	Unsold
52	5th floor	C-504	1 BHK	323.00	388.00	Unsold
53	5th floor	C-505	1 BHK	323.00	388.00	Unsold
54	5th floor	C-506	1 BHK	323.00	388.00	Unsold
55	5th floor	C-507	1 BHK	323.00	388.00	Unsold
56	5th floor	C-508	1 BHK	323.00	388.00	Unsold
57	5th floor	C-509	1 BHK	323.00	388.00	Unsold
58	5th floor	C-510	1 BHK	323.00	388.00	Unsold
59	5th floor	C-511	1 BHK	323.00	388.00	Unsold
60	5th floor	C-512	1 BHK	323.00	388.00	Unsold
61	6th floor	C-601	1 BHK	323.00	388.00	Unsold
62	6th floor	C-602	1 BHK	323.00	388.00	Unsold
63	6th floor	C-603	1 BHK	323.00	388.00	Unsold
64	6th floor	C-604	1 BHK	323.00	388.00	Unsold
65	6th floor	C-605	1 BHK	323.00	388.00	Unsold
66	6th floor	C-606	1 BHK	323.00	388.00	Unsold
67	6th floor	C-607	1 BHK	323.00	388.00	Unsold
68	6th floor	C-608	1 BHK	323.00	388.00	Unsold
69	6th floor	C-609	1 BHK	323.00	388.00	Unsold
70	6th floor	C-610	1 BHK	323.00	388.00	Unsold
71	6th floor	C-611	1 BHK	323.00	388.00	Unsold
72	6th floor	C-612	1 BHK	323.00	388.00	Unsold
73	7th floor	C-701	1 BHK	323.00	388.00	Unsold
74	7th floor	C-702	1 BHK	323.00	388.00	Unsold
75	7th floor	C-703	1 BHK	323.00	388.00	Unsold
76	7th floor	C-704	1 BHK	323.00	388.00	Unsold
77	7th floor	C-705	1 BHK	323.00	388.00	Unsold
78	7th floor	C-706	1 BHK	323.00	388.00	Unsold
79	7th floor	C-707	1 BHK	323.00	388.00	Unsold
80	7th floor	C-708	1 BHK	323.00	388.00	Unsold
81	7th floor	C-709	1 BHK	323.00	388.00	Unsold
82	7th floor	C-710	1 BHK	323.00	388.00	Unsold
83	7th floor	C-711	1 BHK	323.00	388.00	Unsold
84	7th floor	C-712	1 BHK	323.00	388.00	Unsold
85	8th floor	C-801	1 BHK	-	-	Refuge
86	8th floor	C-802	1 BHK	323.00	388.00	Unsold
87	8th floor	C-803	1 BHK	323.00	388.00	Unsold
88	8th floor	C-804	1 BHK	323.00	388.00	Unsold
89	8th floor	C-805	1 BHK	323.00	388.00	Unsold
90	8th floor	C-806	1 BHK	323.00	388.00	Unsold
91	8th floor	C-807	1 BHK	323.00	388.00	Unsold
92	8th floor	C-808	1 BHK	323.00	388.00	Unsold
93	8th floor	C-809	1 BHK	323.00	388.00	Unsold
94	8th floor	C-810	1 BHK	323.00	388.00	Unsold
95	8th floor	C-811	1 BHK	323.00	388.00	Unsold
96	8th floor	C-812	1 BHK	323.00	388.00	Unsold
TOTAL				30,685.00	36,860.00	

Unsold Flat Inventory:

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	1st floor	C-101	1 BHK	323.00	388.00	3,500.00	1,130,500.00
2	1st floor	C-102	1 BHK	323.00	388.00	3,500.00	1,130,500.00
3	1st floor	C-103	1 BHK	323.00	388.00	3,500.00	1,130,500.00
4	1st floor	C-104	1 BHK	323.00	388.00	3,500.00	1,130,500.00
5	1st floor	C-105	1 BHK	323.00	388.00	3,500.00	1,130,500.00
6	1st floor	C-106	1 BHK	323.00	388.00	3,500.00	1,130,500.00
7	1st floor	C-107	1 BHK	323.00	388.00	3,500.00	1,130,500.00
8	1st floor	C-108	1 BHK	323.00	388.00	3,500.00	1,130,500.00
9	1st floor	C-109	1 BHK	323.00	388.00	3,500.00	1,130,500.00
10	1st floor	C-110	1 BHK	323.00	388.00	3,500.00	1,130,500.00
11	1st floor	C-111	1 BHK	323.00	388.00	3,500.00	1,130,500.00
12	1st floor	C-112	1 BHK	323.00	388.00	3,500.00	1,130,500.00
13	2nd floor	C-201	1 BHK	323.00	388.00	3,500.00	1,130,500.00
14	2nd floor	C-202	1 BHK	323.00	388.00	3,500.00	1,130,500.00
15	2nd floor	C-203	1 BHK	323.00	388.00	3,500.00	1,130,500.00
16	2nd floor	C-204	1 BHK	323.00	388.00	3,500.00	1,130,500.00
17	2nd floor	C-205	1 BHK	323.00	388.00	3,500.00	1,130,500.00
18	2nd floor	C-206	1 BHK	323.00	388.00	3,500.00	1,130,500.00
19	2nd floor	C-207	1 BHK	323.00	388.00	3,500.00	1,130,500.00
20	2nd floor	C-208	1 BHK	323.00	388.00	3,500.00	1,130,500.00
21	2nd floor	C-209	1 BHK	323.00	388.00	3,500.00	1,130,500.00
22	2nd floor	C-210	1 BHK	323.00	388.00	3,500.00	1,130,500.00
23	2nd floor	C-211	1 BHK	323.00	388.00	3,500.00	1,130,500.00
24	2nd floor	C-212	1 BHK	323.00	388.00	3,500.00	1,130,500.00
25	3rd floor	C-301	1 BHK	323.00	388.00	3,500.00	1,130,500.00
26	3rd floor	C-302	1 BHK	323.00	388.00	3,500.00	1,130,500.00
27	3rd floor	C-303	1 BHK	323.00	388.00	3,500.00	1,130,500.00
28	3rd floor	C-304	1 BHK	323.00	388.00	3,500.00	1,130,500.00
29	3rd floor	C-305	1 BHK	323.00	388.00	3,500.00	1,130,500.00
30	3rd floor	C-306	1 BHK	323.00	388.00	3,500.00	1,130,500.00
31	3rd floor	C-307	1 BHK	323.00	388.00	3,500.00	1,130,500.00
32	3rd floor	C-308	1 BHK	323.00	388.00	3,500.00	1,130,500.00
33	3rd floor	C-309	1 BHK	323.00	388.00	3,500.00	1,130,500.00
34	3rd floor	C-310	1 BHK	323.00	388.00	3,500.00	1,130,500.00
35	3rd floor	C-311	1 BHK	323.00	388.00	3,500.00	1,130,500.00
36	3rd floor	C-312	1 BHK	323.00	388.00	3,500.00	1,130,500.00
37	4th floor	C-401	1 BHK	323.00	388.00	3,500.00	1,130,500.00
38	4th floor	C-402	1 BHK	323.00	388.00	3,500.00	1,130,500.00
39	4th floor	C-403	1 BHK	323.00	388.00	3,500.00	1,130,500.00
40	4th floor	C-404	1 BHK	323.00	388.00	3,500.00	1,130,500.00
41	4th floor	C-405	1 BHK	323.00	388.00	3,500.00	1,130,500.00
42	4th floor	C-406	1 BHK	323.00	388.00	3,500.00	1,130,500.00
43	4th floor	C-407	1 BHK	323.00	388.00	3,500.00	1,130,500.00
44	4th floor	C-408	1 BHK	323.00	388.00	3,500.00	1,130,500.00
45	4th floor	C-409	1 BHK	323.00	388.00	3,500.00	1,130,500.00
46	4th floor	C-410	1 BHK	323.00	388.00	3,500.00	1,130,500.00
47	4th floor	C-411	1 BHK	323.00	388.00	3,500.00	1,130,500.00
48	4th floor	C-412	1 BHK	323.00	388.00	3,500.00	1,130,500.00
49	5th floor	C-501	1 BHK	323.00	388.00	3,500.00	1,130,500.00

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
50	5th floor	C-502	1 BHK	323.00	388.00	3,500.00	1,130,500.00
51	5th floor	C-503	1 BHK	323.00	388.00	3,500.00	1,130,500.00
52	5th floor	C-504	1 BHK	323.00	388.00	3,500.00	1,130,500.00
53	5th floor	C-505	1 BHK	323.00	388.00	3,500.00	1,130,500.00
54	5th floor	C-506	1 BHK	323.00	388.00	3,500.00	1,130,500.00
55	5th floor	C-507	1 BHK	323.00	388.00	3,500.00	1,130,500.00
56	5th floor	C-508	1 BHK	323.00	388.00	3,500.00	1,130,500.00
57	5th floor	C-509	1 BHK	323.00	388.00	3,500.00	1,130,500.00
58	5th floor	C-510	1 BHK	323.00	388.00	3,500.00	1,130,500.00
59	5th floor	C-511	1 BHK	323.00	388.00	3,500.00	1,130,500.00
60	5th floor	C-512	1 BHK	323.00	388.00	3,500.00	1,130,500.00
61	6th floor	C-601	1 BHK	323.00	388.00	3,500.00	1,130,500.00
62	6th floor	C-602	1 BHK	323.00	388.00	3,500.00	1,130,500.00
63	6th floor	C-603	1 BHK	323.00	388.00	3,500.00	1,130,500.00
64	6th floor	C-604	1 BHK	323.00	388.00	3,500.00	1,130,500.00
65	6th floor	C-605	1 BHK	323.00	388.00	3,500.00	1,130,500.00
66	6th floor	C-606	1 BHK	323.00	388.00	3,500.00	1,130,500.00
67	6th floor	C-607	1 BHK	323.00	388.00	3,500.00	1,130,500.00
68	6th floor	C-608	1 BHK	323.00	388.00	3,500.00	1,130,500.00
69	6th floor	C-609	1 BHK	323.00	388.00	3,500.00	1,130,500.00
70	6th floor	C-610	1 BHK	323.00	388.00	3,500.00	1,130,500.00
71	6th floor	C-611	1 BHK	323.00	388.00	3,500.00	1,130,500.00
72	6th floor	C-612	1 BHK	323.00	388.00	3,500.00	1,130,500.00
73	7th floor	C-701	1 BHK	323.00	388.00	3,500.00	1,130,500.00
74	7th floor	C-702	1 BHK	323.00	388.00	3,500.00	1,130,500.00
75	7th floor	C-703	1 BHK	323.00	388.00	3,500.00	1,130,500.00
76	7th floor	C-704	1 BHK	323.00	388.00	3,500.00	1,130,500.00
77	7th floor	C-705	1 BHK	323.00	388.00	3,500.00	1,130,500.00
78	7th floor	C-706	1 BHK	323.00	388.00	3,500.00	1,130,500.00
79	7th floor	C-707	1 BHK	323.00	388.00	3,500.00	1,130,500.00
80	7th floor	C-708	1 BHK	323.00	388.00	3,500.00	1,130,500.00
81	7th floor	C-709	1 BHK	323.00	388.00	3,500.00	1,130,500.00
82	7th floor	C-710	1 BHK	323.00	388.00	3,500.00	1,130,500.00
83	7th floor	C-711	1 BHK	323.00	388.00	3,500.00	1,130,500.00
84	7th floor	C-712	1 BHK	323.00	388.00	3,500.00	1,130,500.00
85	8th floor	C-802	1 BHK	323.00	388.00	3,500.00	1,130,500.00
86	8th floor	C-803	1 BHK	323.00	388.00	3,500.00	1,130,500.00
87	8th floor	C-804	1 BHK	323.00	388.00	3,500.00	1,130,500.00
88	8th floor	C-805	1 BHK	323.00	388.00	3,500.00	1,130,500.00
89	8th floor	C-806	1 BHK	323.00	388.00	3,500.00	1,130,500.00
90	8th floor	C-807	1 BHK	323.00	388.00	3,500.00	1,130,500.00
91	8th floor	C-808	1 BHK	323.00	388.00	3,500.00	1,130,500.00
92	8th floor	C-809	1 BHK	323.00	388.00	3,500.00	1,130,500.00
93	8th floor	C-810	1 BHK	323.00	388.00	3,500.00	1,130,500.00
94	8th floor	C-811	1 BHK	323.00	388.00	3,500.00	1,130,500.00
95	8th floor	C-812	1 BHK	323.00	388.00	3,500.00	1,130,500.00
TOTAL				30,685.00	36,860.00		10,73,97,500.00

Note:

Phase III C Wing there are total 95 nos. of 1 BHK flats out of sold flats are zero as informed by the developer, but building balance work to be completed is 81.11% (i.e., 6.56 Cr.) but value of unsold inventory for C wing comes to 10.74 Cr.

Phase III:

Wing D:

Work Completion Status:

Floor	Work completion as on 23.11.2023
Ground	Work is not started yet
1st	
2nd	
3rd	
4th	
5th	
6th	
7th	
8th	
Terrace / OHT	

Percentage of Work Completion:

Sr.	Particulars	% After completion	% of work completed as on 23.11.2023							
			Ground Floor	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor	6 th Floor	Average
1	RCC Footing/Foundation	5.00	-	-	-	-	-	-	-	-
2	RCC Plinth	5.00	-	-	-	-	-	-	-	-
3	Full Building RCC	40.00	-	-	-	-	-	-	-	-
4	Internal Brick work	7.00	-	-	-	-	-	-	-	-
5	External Brickwork	7.00	-	-	-	-	-	-	-	-
6	Internal plastering	3.50	-	-	-	-	-	-	-	-
7	External plastering	3.50	-	-	-	-	-	-	-	-
8	Doors & Windows	5.00	-	-	-	-	-	-	-	-
9	Flooring, Tiling, Kitchen Platform	10.00	-	-	-	-	-	-	-	-
10	Internal painting	1.50	-	-	-	-	-	-	-	-
11	External painting	1.50	-	-	-	-	-	-	-	-
12	Electrification, plumbing & Sanitary installation	5.00	-	-	-	-	-	-	-	-
13	Lift Installation	2.00	-	-	-	-	-	-	-	-
14	Passage, Staircase & Lobby development	2.00	-	-	-	-	-	-	-	-
15	External developments / Final finishing work	2.00	-	-	-	-	-	-	-	-
TOTAL		100.00	-	-	-	-	-	-	-	-

Construction Area:

Floor	Built Up Area in Sq. M.	Balcony Area in Sq. M.	Lift Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.
Ground	-	-	3.90	348.76	352.66
1st	348.76	48.74	3.90	-	401.40
2nd	348.76	48.74	3.90	-	401.40
3rd	348.76	48.74	3.90	-	401.40
4th	348.76	48.74	3.90	-	401.40
5th	348.76	48.74	3.90	-	401.40
6th	348.76	48.74	3.90	-	401.40
Terrace / OHT	-	-	9.00	48.84	57.84
TOTAL	2,092.56	292.44	36.30	397.60	2,818.90

Construction Cost:

Floor	Total Area in Sq. M.	Total Area in Sq. Ft.	Rate / Sq. Ft. in ₹	Construction Cost in ₹	% Completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
Ground	352.66	3,796.03	1,500.00	56,94,048.00	0.00%	-	56,94,048.00
1st	401.40	4,320.67	1,500.00	64,81,004.00	0.00%	-	64,81,004.00
2nd	401.40	4,320.67	1,500.00	64,81,004.00	0.00%	-	64,81,004.00
3rd	401.40	4,320.67	1,500.00	64,81,004.00	0.00%	-	64,81,004.00
4th	401.40	4,320.67	1,500.00	64,81,004.00	0.00%	-	64,81,004.00
5th	401.40	4,320.67	1,500.00	64,81,004.00	0.00%	-	64,81,004.00
6th	401.40	4,320.67	1,500.00	64,81,004.00	0.00%	-	64,81,004.00
Terrace / OHT	57.84	622.59	1,500.00	9,33,885.00	0.00%	-	9,33,885.00
TOTAL	2,818.90	30,342.64		4,55,13,957.00		-	4,55,13,957.00

Total Project Cost of Wing D: -

Sr. No.	Phase	Wing	Particulars	Total Cost in ₹	% of work completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
1	III	D	Construction Cost	4,55,13,957.00	0.00%	-	4,55,13,957.00
2	III	D	Admin Cost (6% of Construction Cost)	27,30,837.00	0.00%	-	27,30,837.00
3	III	D	Marketing Cost (2% of Sale Income from Wing A)	13,05,360.00	0.00%	-	13,05,360.00
TOTAL				4,95,50,154.00		-	4,95,50,154.00

Flatwise Inventory Details:

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
1	1st floor	D-101	2 BHK	426.00	511.00	Unsold
2	1st floor	D-102	2 BHK	426.00	511.00	Unsold
3	1st floor	D-103	1 BHK	234.00	281.00	Unsold
4	1st floor	D-104	1 BHK	234.00	281.00	Unsold
5	1st floor	D-105	1 BHK	234.00	281.00	Unsold
6	1st floor	D-106	2 BHK	426.00	511.00	Unsold
7	1st floor	D-107	2 BHK	426.00	511.00	Unsold
8	1st floor	D-108	1 BHK	234.00	281.00	Unsold
9	1st floor	D-109	1 BHK	234.00	281.00	Unsold
10	1st floor	D-110	1 BHK	234.00	281.00	Unsold
11	2nd floor	D-201	2 BHK	426.00	511.00	Unsold
12	2nd floor	D-202	2 BHK	426.00	511.00	Unsold
13	2nd floor	D-203	1 BHK	234.00	281.00	Unsold
14	2nd floor	D-204	1 BHK	234.00	281.00	Unsold
15	2nd floor	D-205	1 BHK	234.00	281.00	Unsold
16	2nd floor	D-206	2 BHK	426.00	511.00	Unsold
17	2nd floor	D-207	2 BHK	426.00	511.00	Unsold
18	2nd floor	D-208	1 BHK	234.00	281.00	Unsold
19	2nd floor	D-209	1 BHK	234.00	281.00	Unsold
20	2nd floor	D-210	1 BHK	234.00	281.00	Unsold
21	3rd floor	D-301	2 BHK	426.00	511.00	Unsold
22	3rd floor	D-302	2 BHK	426.00	511.00	Unsold
23	3rd floor	D-303	1 BHK	234.00	281.00	Unsold
24	3rd floor	D-304	1 BHK	234.00	281.00	Unsold
25	3rd floor	D-305	1 BHK	234.00	281.00	Unsold
26	3rd floor	D-306	2 BHK	426.00	511.00	Unsold
27	3rd floor	D-307	2 BHK	426.00	511.00	Unsold
28	3rd floor	D-308	1 BHK	234.00	281.00	Unsold
29	3rd floor	D-309	1 BHK	234.00	281.00	Unsold
30	3rd floor	D-310	1 BHK	234.00	281.00	Unsold
31	4th floor	D-401	2 BHK	426.00	511.00	Unsold
32	4th floor	D-402	2 BHK	426.00	511.00	Unsold
33	4th floor	D-403	1 BHK	234.00	281.00	Unsold
34	4th floor	D-404	1 BHK	234.00	281.00	Unsold
35	4th floor	D-405	1 BHK	234.00	281.00	Unsold
36	4th floor	D-406	2 BHK	426.00	511.00	Unsold
37	4th floor	D-407	2 BHK	426.00	511.00	Unsold
38	4th floor	D-408	1 BHK	234.00	281.00	Unsold
39	4th floor	D-409	1 BHK	234.00	281.00	Unsold
40	4th floor	D-410	1 BHK	234.00	281.00	Unsold
41	5th floor	D-501	2 BHK	426.00	511.00	Unsold
42	5th floor	D-502	2 BHK	426.00	511.00	Unsold
43	5th floor	D-503	1 BHK	234.00	281.00	Unsold
44	5th floor	D-504	1 BHK	234.00	281.00	Unsold
45	5th floor	D-505	1 BHK	234.00	281.00	Unsold
46	5th floor	D-506	2 BHK	426.00	511.00	Unsold
47	5th floor	D-507	2 BHK	426.00	511.00	Unsold
48	5th floor	D-508	1 BHK	234.00	281.00	Unsold
49	5th floor	D-509	1 BHK	234.00	281.00	Unsold

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Sold / Unsold Inventory
50	5th floor	D-510	1 BHK	234.00	281.00	Unsold
51	6th floor	D-601	2 BHK	426.00	511.00	Unsold
52	6th floor	D-602	2 BHK	426.00	511.00	Unsold
53	6th floor	D-603	1 BHK	234.00	281.00	Unsold
54	6th floor	D-604	1 BHK	234.00	281.00	Unsold
55	6th floor	D-605	1 BHK	234.00	281.00	Unsold
56	6th floor	D-606	2 BHK	426.00	511.00	Unsold
57	6th floor	D-607	2 BHK	426.00	511.00	Unsold
58	6th floor	D-608	1 BHK	234.00	281.00	Unsold
59	6th floor	D-609	1 BHK	234.00	281.00	Unsold
60	6th floor	D-610	1 BHK	234.00	281.00	Unsold
61	7th floor	D-701	2 BHK	426.00	511.00	Approval of building is upto 6th floor so the 7th & 8th floor unsold inventory are not considered for the valuation
62	7th floor	D-702	2 BHK	426.00	511.00	
63	7th floor	D-703	1 BHK	234.00	281.00	
64	7th floor	D-704	1 BHK	234.00	281.00	
65	7th floor	D-705	1 BHK	234.00	281.00	
66	7th floor	D-706	2 BHK	426.00	511.00	
67	7th floor	D-707	2 BHK	426.00	511.00	
68	7th floor	D-708	1 BHK	234.00	281.00	
69	7th floor	D-709	1 BHK	234.00	281.00	
70	7th floor	D-710	1 BHK	234.00	281.00	
71	8th floor	D-802	2 BHK	426.00	511.00	
72	8th floor	D-803	1 BHK	234.00	281.00	
73	8th floor	D-804	1 BHK	234.00	281.00	
74	8th floor	D-805	1 BHK	234.00	281.00	
75	8th floor	D-806	2 BHK	426.00	511.00	
76	8th floor	D-807	2 BHK	426.00	511.00	
77	8th floor	D-808	1 BHK	234.00	281.00	
78	8th floor	D-809	1 BHK	234.00	281.00	
79	8th floor	D-810	1 BHK	234.00	281.00	
TOTAL				24,438.00	29,329.00	

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Unsold Flat Inventory:

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	1st floor	D-101	2 BHK	426.00	511.00	3,500.00	1,491,000.00
2	1st floor	D-102	2 BHK	426.00	511.00	3,500.00	1,491,000.00
3	1st floor	D-103	1 BHK	234.00	281.00	3,500.00	819,000.00
4	1st floor	D-104	1 BHK	234.00	281.00	3,500.00	819,000.00
5	1st floor	D-105	1 BHK	234.00	281.00	3,500.00	819,000.00
6	1st floor	D-106	2 BHK	426.00	511.00	3,500.00	1,491,000.00
7	1st floor	D-107	2 BHK	426.00	511.00	3,500.00	1,491,000.00
8	1st floor	D-108	1 BHK	234.00	281.00	3,500.00	819,000.00
9	1st floor	D-109	1 BHK	234.00	281.00	3,500.00	819,000.00
10	1st floor	D-110	1 BHK	234.00	281.00	3,500.00	819,000.00
11	2nd floor	D-201	2 BHK	426.00	511.00	3,500.00	1,491,000.00
12	2nd floor	D-202	2 BHK	426.00	511.00	3,500.00	1,491,000.00
13	2nd floor	D-203	1 BHK	234.00	281.00	3,500.00	819,000.00
14	2nd floor	D-204	1 BHK	234.00	281.00	3,500.00	819,000.00
15	2nd floor	D-205	1 BHK	234.00	281.00	3,500.00	819,000.00
16	2nd floor	D-206	2 BHK	426.00	511.00	3,500.00	1,491,000.00
17	2nd floor	D-207	2 BHK	426.00	511.00	3,500.00	1,491,000.00
18	2nd floor	D-208	1 BHK	234.00	281.00	3,500.00	819,000.00
19	2nd floor	D-209	1 BHK	234.00	281.00	3,500.00	819,000.00
20	2nd floor	D-210	1 BHK	234.00	281.00	3,500.00	819,000.00
21	3rd floor	D-301	2 BHK	426.00	511.00	3,500.00	1,491,000.00
22	3rd floor	D-302	2 BHK	426.00	511.00	3,500.00	1,491,000.00
23	3rd floor	D-303	1 BHK	234.00	281.00	3,500.00	819,000.00
24	3rd floor	D-304	1 BHK	234.00	281.00	3,500.00	819,000.00
25	3rd floor	D-305	1 BHK	234.00	281.00	3,500.00	819,000.00
26	3rd floor	D-306	2 BHK	426.00	511.00	3,500.00	1,491,000.00
27	3rd floor	D-307	2 BHK	426.00	511.00	3,500.00	1,491,000.00
28	3rd floor	D-308	1 BHK	234.00	281.00	3,500.00	819,000.00
29	3rd floor	D-309	1 BHK	234.00	281.00	3,500.00	819,000.00
30	3rd floor	D-310	1 BHK	234.00	281.00	3,500.00	819,000.00
31	4th floor	D-401	2 BHK	426.00	511.00	3,500.00	1,491,000.00
32	4th floor	D-402	2 BHK	426.00	511.00	3,500.00	1,491,000.00
33	4th floor	D-403	1 BHK	234.00	281.00	3,500.00	819,000.00
34	4th floor	D-404	1 BHK	234.00	281.00	3,500.00	819,000.00
35	4th floor	D-405	1 BHK	234.00	281.00	3,500.00	819,000.00
36	4th floor	D-406	2 BHK	426.00	511.00	3,500.00	1,491,000.00
37	4th floor	D-407	2 BHK	426.00	511.00	3,500.00	1,491,000.00
38	4th floor	D-408	1 BHK	234.00	281.00	3,500.00	819,000.00
39	4th floor	D-409	1 BHK	234.00	281.00	3,500.00	819,000.00
40	4th floor	D-410	1 BHK	234.00	281.00	3,500.00	819,000.00
41	5th floor	D-501	2 BHK	426.00	511.00	3,500.00	1,491,000.00
42	5th floor	D-502	2 BHK	426.00	511.00	3,500.00	1,491,000.00
43	5th floor	D-503	1 BHK	234.00	281.00	3,500.00	819,000.00
44	5th floor	C-504	1 BHK	234.00	281.00	3,500.00	819,000.00
45	5th floor	C-505	1 BHK	234.00	281.00	3,500.00	819,000.00
46	5th floor	C-506	2 BHK	426.00	511.00	3,500.00	1,491,000.00
47	5th floor	C-507	2 BHK	426.00	511.00	3,500.00	1,491,000.00
48	5th floor	C-508	1 BHK	234.00	281.00	3,500.00	819,000.00
49	5th floor	C-509	1 BHK	234.00	281.00	3,500.00	819,000.00

Sr. No	Floor	Flat no	Comp.	Carpet area (Sq. ft.)	Built - Up Area (Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
50	5th floor	C-510	1 BHK	234.00	281.00	3,500.00	819,000.00
51	6th floor	C-601	2 BHK	426.00	511.00	3,500.00	1,491,000.00
52	6th floor	C-602	2 BHK	426.00	511.00	3,500.00	1,491,000.00
53	6th floor	C-603	1 BHK	234.00	281.00	3,500.00	819,000.00
54	6th floor	C-604	1 BHK	234.00	281.00	3,500.00	819,000.00
55	6th floor	C-605	1 BHK	234.00	281.00	3,500.00	819,000.00
56	6th floor	C-606	2 BHK	426.00	511.00	3,500.00	1,491,000.00
57	6th floor	C-607	2 BHK	426.00	511.00	3,500.00	1,491,000.00
58	6th floor	D-608	1 BHK	234.00	281.00	3,500.00	819,000.00
59	6th floor	D-609	1 BHK	234.00	281.00	3,500.00	819,000.00
60	6th floor	D-610	1 BHK	234.00	281.00	3,500.00	819,000.00
TOTAL				18,648.00	22,380.00		65,268,000.00

Note:

Phase III D Wing there are total 60 nos. of 1 BHK & 2 BHK flats out of sold flats are zero as informed by the developer, but building balance work to be completed is 100% (i.e., 4.96 Cr.) but value of unsold inventory for D wing comes to 6.53 Cr.

Phase III D Wing building plan is approved upto 6th floors, hence the inventory is considered for the valuation upto 6th floors only, but developer has shared the inventory details upto 7th & 8th floors.

If there is any change in the sold inventory details the value of the entire project shall varied based on the same.

SUMMARY

Construction Cost

Sr. No.	Phase	Wing	Particulars	Total Cost in ₹	% of work completed	Construction Cost incurred as on Date in ₹	Cost to be incurred in ₹
1	II	C	Construction Cost	6,03,91,208.00	66.80%	4,03,41,326.94	2,00,49,881.06
2	II	C	Admin Cost	36,23,472.00	0.00%	-	36,23,472.00
3	II	C	Marketing Cost	6,51,374.06	0.00%	-	6,51,374.06
4	III	A	Construction Cost	5,70,62,387.00	77.50%	4,42,23,349.93	1,28,39,037.08
5	III	A	Admin Cost	34,23,743.00	0.00%	-	34,23,743.00
6	III	A	Marketing Cost	4,66,505.65	0.00%	-	4,66,505.65
7	III	B	Construction Cost	7,28,53,338.00	56.22%	4,09,58,146.62	3,18,95,191.38
8	III	B	Admin Cost	43,71,200.00	0.00%	-	43,71,200.00
9	III	B	Marketing Cost	13,91,402.02	0.00%	-	13,91,402.02
10	III	C	Construction Cost	7,28,53,338.00	18.89%	1,37,61,995.55	5,90,91,342.45
11	III	C	Admin Cost	43,71,200.00	0.00%	-	43,71,200.00
12	III	C	Marketing Cost	21,47,950.00	0.00%	-	21,47,950.00
13	III	D	Construction Cost	4,55,13,957.00	0.00%	-	4,55,13,957.00
14	III	D	Admin Cost	27,30,837.00	0.00%	-	27,30,837.00
15	III	D	Marketing Cost	13,05,360.00	0.00%	-	13,05,360.00
TOTAL				33,31,57,271.72		13,92,84,819.04	19,38,72,452.68

Unsold Flats Inventory's

Sr. No.	Phase	Wing	Carpet Area in Sq. Ft.	Comp.	No. of Flats	Total Carpet Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value After Completion in ₹
1	II	C	549.00	2 BHK	16.00	8,784.00	3,500.00	3,07,44,000.00
2	III	A	323.00	1 BHK	16.00	5,168.00	3,500.00	1,80,88,000.00
3	III	B	323.00	1 BHK	56.00	18,088.00	3,500.00	6,33,08,000.00
4	III	C	323.00	1 BHK	95.00	30,685.00	3,500.00	10,73,97,500.00
5	III	D	426.00	2 BHK	36.00	8,424.00	3,500.00	2,94,84,000.00
6	III	D	234.00	1 BHK	24.00	10,224.00	3,500.00	3,57,84,000.00
Total								28,48,05,500.00

Sold Flats Inventory's (Receivable Amount)

Sr. No.	Phase	Wing	Carpet Area in Sq. Ft.	Comp.	No. of Flats	Total Carpet Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	II	C	549.00	2 BHK	26.00	14,274.00	4,74,20,546.00	4,55,95,843.00	18,24,703.00
2	III	A	323.00	1 BHK	56.00	18,088.00	6,68,34,355.00	6,15,97,072.64	52,37,282.36
3	III	B	323.00	1 BHK	39.00	12,597.00	4,59,12,139.25	3,96,50,038.44	62,62,100.81
4	III	C	323.00	1 BHK	-	-	-	-	-
5	III	D	426.00	2 BHK	-	-	-	-	-
6	III	D	234.00	1 BHK	-	-	-	-	-
Total							16,01,67,040.25	14,68,42,954.08	1,33,24,086.17

Total Income from the Inventory's After Completion

Sr. No.	Phase	Wing	Value of Unsold Inventory in ₹	Receivable Amount in ₹	Total Income in ₹
1	II	C	3,07,44,000.00	18,24,703.00	3,25,68,703.00
2	III	A	1,80,88,000.00	52,37,282.36	2,33,25,282.36
3	III	B	6,33,08,000.00	62,62,100.81	6,95,70,100.81
4	III	C	10,73,97,500.00	-	10,73,97,500.00
5	III	D	2,94,84,000.00	-	2,94,84,000.00
6	III	D	3,57,84,000.00	-	3,57,84,000.00
Total			28,48,05,500.00	1,33,24,086.17	29,81,29,586.17

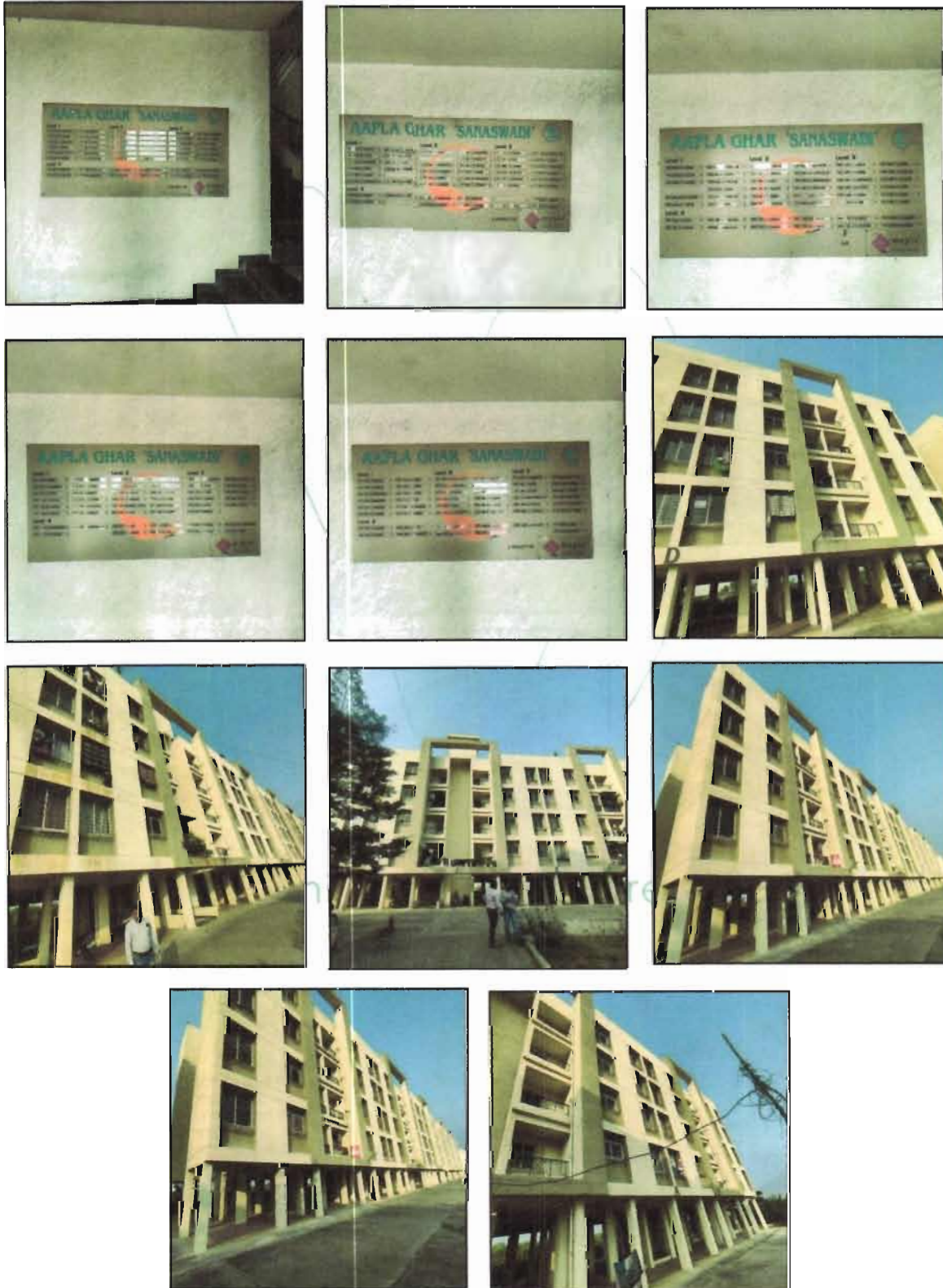
Property Value as on Date

Sr. No.	Phase	Wing	Total Income in ₹	Deduct of Balance cost of construction in ₹	Net value in ₹
1	II	C	3,25,68,703.00	2,43,24,727.12	82,43,975.88
2	III	A	2,33,25,282.36	1,67,29,285.72	65,95,996.64
3	III	B	6,95,70,100.81	3,76,57,793.39	3,19,12,307.42
4	III	C	10,73,97,500.00	6,56,10,492.45	4,17,87,007.55
5	III	D	2,94,84,000.00	4,95,50,154.00	1,57,17,846.00
6	III	D	3,57,84,000.00		
Total			29,81,29,586.17	19,38,72,452.68	10,42,57,133.00

Particulars	Value in ₹	Value in Cr. ₹
Fair Market Value as on Date	10,42,57,133.00	10.43
Realizable Value as on Date	8,86,18,563.00	8.86
Distress Value as on Date	7,29,79,993.00	7.30

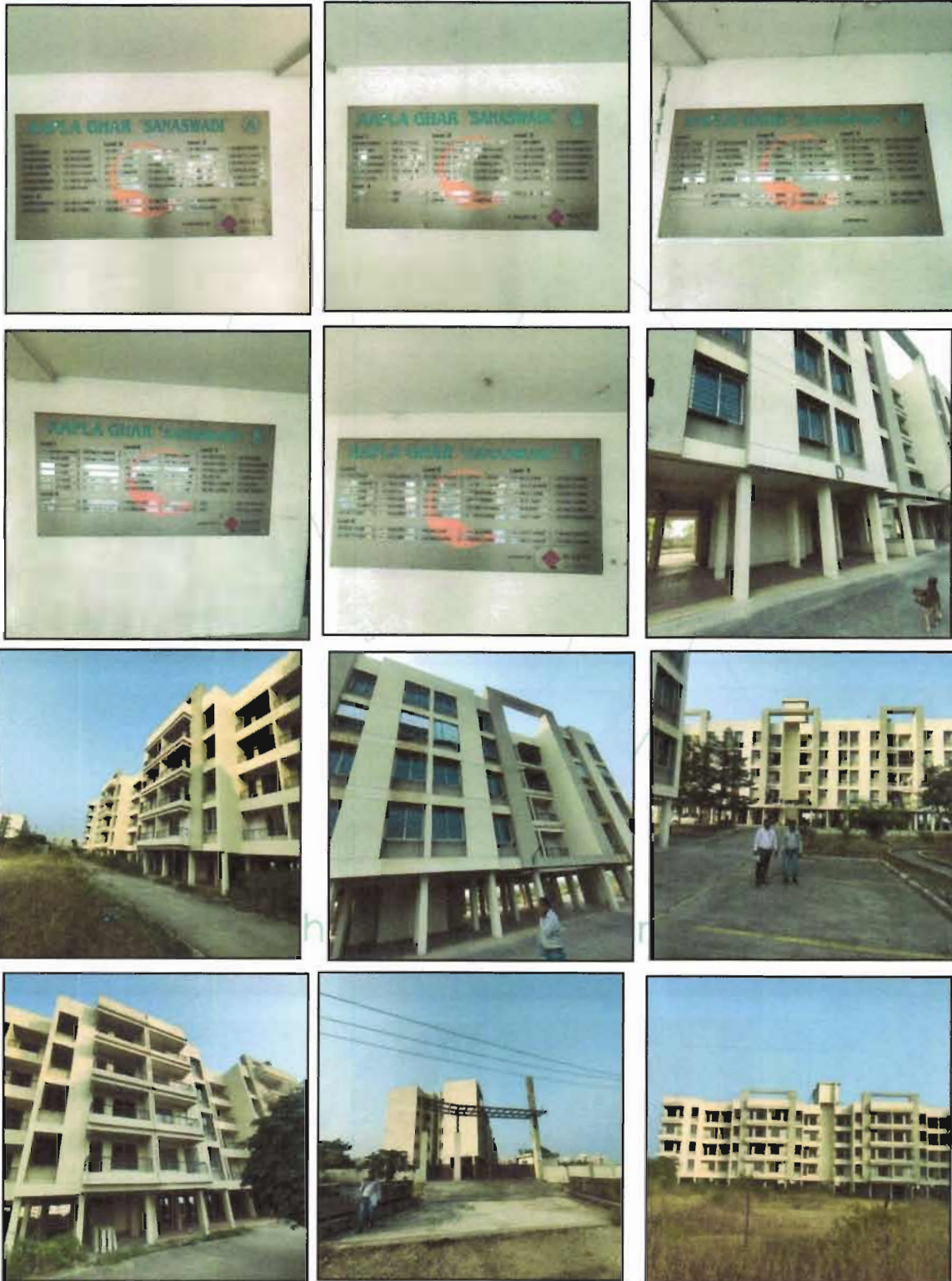


Actual Site Photographs Phase 1



Actual Site Photographs

Phase 2



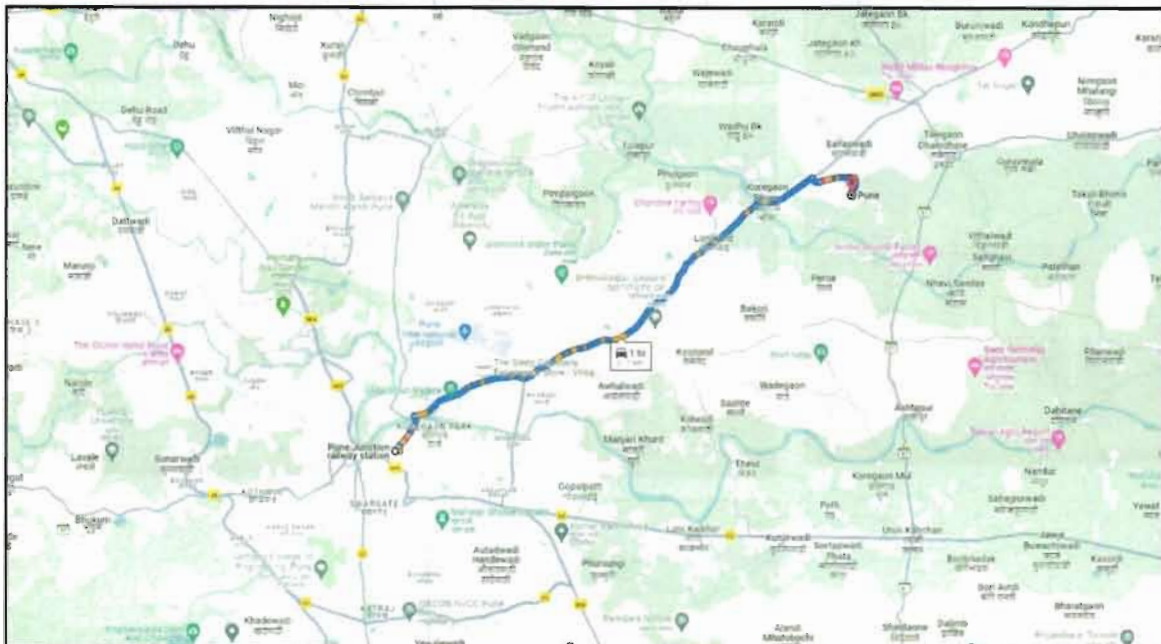
Actual Site Photographs

Phase 3



Route Map of the property


Site u/r



Latitude Longitude: 18°38'56.7"N 74°06'09.7"E

Note: The Blue line shows the route to site from nearest railway station (Pune – 31.70 Km.)

Ready Reckoner 2023 – 2024

**Department of Registration & Stamps**
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

HomeValuation RulesUser ManualCloseFeedback

Year: 2023/2024Language: English

Annual Statement of Rates

Selected District: पुणे

Select Taluka: शिरूर

Select Village: मौजे : डिंग्रजवाडी

Search By: Survey No Location

Enter Survey No: 175

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
11/11.2	बिनशेती संभाव्यता असलेल्या जमिनी	गावठाण परिषद क्षेत्रातील सायबेसमूख जमिनी स्वतंत्रित उर्वरित जमिनी	1810	चौ. मीटर	गट नंबर
11/11.4	बिनशेती संभाव्यता असलेल्या जमिनी	गावठाण परिषद क्षेत्राबाहेरील बिनशेती संभाव्यता असलेल्या उर्वरित जमिनी	1880	चौ. मीटर	गट नंबर

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Registered Sales Instances

गावाचे नाव : डिग्रजवाडी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1005000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	788679
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणेइतर वर्णन : इतर माहिती: गांव मौजे डिग्रजवाडी गट नं. 175 व 176 या मिळकतीवर बांधण्यात येणा-या आपल घर सणसवाडी नावाने ओळखल्या जाणा-या इमारती मधील फेज 3-1 विंग/बिल्डिंग इ पहिल्या मजल्यावरील फ्लॉट नं. इ -107 यांसी क्षेत्र 270 चौ.फु. कारपेट म्हणजेच 25.08 चौ.मी. व बंदिस्त बाल्कनी यांसी क्षेत्र 23 चौ. फु. कारपेट म्हणजेच 2.14 चौ.मी. व बाल्कनी यांसी क्षेत्र 18 चौ. फु. कारपेट म्हणजेच 1.68 चौ.मी. व टू व्हीलर पार्किंग यांसी क्षेत्र 2 चौ.मी. ((GAT NUMBER : 175 - 176 ;))
(5) क्षेत्रफळ	25.08 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मेपल सिटी डेव्हलपर्स तर्फे भागीदार सचिन अशोक अगरवाल तर्फे कु मु म्हणून क.ज.करिता नितीन बिपीन शहा - - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. शिवाजीनगर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं.-AAVFM8717F 2): नाव.-मा.दे.मे. अॅस्टीक्स इन्फ्रास्ट्रक्चर तर्फे भागीदार फखरुद्दीन फजलेहुसेन फर्निचरवाला तर्फे कु मु म्हणून मे. मेपल सिटी डेव्हलपर्स तर्फे भागीदार सचिन अशोक अगरवाल तर्फे कु मु म्हणून क.ज.करिता नितीन बिपीन शहा वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. शिवाजीनगर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं.-AAQFA9569E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-सत्य प्रकाश - - वय:-22; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. धरमपूर, वॉर्ड नं.02, पोस्ट माधोपूर, पोलीस स्टेशन चंडी, जि.नालंदा, बिहार, रोड नं. -, बिहार, NALANDA. पिन कोड:-803108 पॅन नं.-ESLPP6958P 2): नाव.-अनिल जनकदेव प्रसाद - - वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. धरमपूर, वॉर्ड नं.02, पोस्ट माधोपूर, पोलीस स्टेशन चंडी, जि.नालंदा, बिहार, रोड नं. -, बिहार, नालंदा. पिन कोड:-803108 पॅन नं.-AWEP9745P
(9) दस्तऐवज करून दिल्याचा दिनांक	18/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक	18/05/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3343/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	60300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	10050

Registered Sales Instances

गावाचे नाव : डिग्रजवाडी	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1228758
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1324184
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन : इतर माहिती: गांव मौजे डिग्रजवाडी गट नं.181 व 183 या मिळकतीवर बांधण्यात येणा-या आपल घर सणसवाडी नावाने ओळखल्या जाणा-या इमारती मधील फेज 2 विंग/बिल्डिंग बी चौथ्या मजल्यावरील फ्लॅट नं.बी -410 यांसी क्षेत्र 549 चौ.फु. कारपेट म्हणजेच 51.00 चौ.मी. हि मिळकत((GAT NUMBER : 181,183 ;))
(5) क्षेत्रफळ	51.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मेपल सिटी डेव्हलपर्स तर्फे भागीदार सचिन अशोक अगरवाल तर्फे कु मु म्हणुन क.ज.करिता नितीन बिपीन शहा -- वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. शिवाजीनगर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं.-AAVFM8717F 2): नाव.-मा दे मे. अॅस्ट्रीक्स इन्फ्रस्ट्रक्चर तर्फे भागीदार फ़खरुद्दीन फ़जलेहूसेन फ़र्निचरवाला तर्फे कु मु म्हणुन मे. मेपल सिटी डेव्हलपर्स तर्फे भागीदार सचिन अशोक अगरवाल तर्फे कु मु म्हणुन क.ज.करिता नितीन बिपीन शहा वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. शिवाजीनगर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं.-AAQFA9569E
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-ईशा दत्तात्रय आडगळे -- वय:-22; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. स नं. 33/2, चंदनगर,सोनाई चंद्रभागा पार्क,पुणे, रोड नं. -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं.-CZIPA0175R
(9) दस्तावेज करून दिल्याचा दिनांक	10/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3336/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	79500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	13300

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Registered Sales Instances

गावाचे नाव : डिग्रजवाडी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1205682
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1241334
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: गांव मौजे डिग्रजवाडी गट नं. 181 व 183 या मिळकतीवर बांधण्यात येणा-या आपल घर सणसवाडी नावाने ओळखल्या जाणा-या इमारती मधील फेज 2 विंग/बिल्डिंग ई दुसऱ्या मजल्यावरील फ्लॉट नं. ई -201 यांसी क्षेत्र 463 चौ.फु. कारपेट म्हणजेच 43.01 चौ.मी. व कवर्ड कार पार्किंग यांसी क्षेत्र 9.29 चौ.मी. हि मिळकत ((GAT NUMBER : 181, 183 :))
(5) क्षेत्रफळ	43.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव- मे. मेपल सिटी डेव्हलपर्स तर्फे भागीदार सचिन अशोक अगरवाल तर्फे कु मु म्हणून क.ज. करिता नितीन बिपीन शहा - - वय:-40 पत्ता:- फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. शिवाजीनगर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं.-AAVFM8717F 2): नाव- मा दे मे. अ स्टीक्स इन्फ्रास्ट्रक्चर तर्फे भागीदार फ्रान्झ रुईन फ्रान्झलेहुसेन फर्निचरवाला तर्फे कु मु म्हणून मे. मेपल सिटी डेव्हलपर्स तर्फे भागीदार सचिन अशोक अगरवाल तर्फे कु मु म्हणून क.ज. करिता नितीन बिपीन शहा वय:-40 पत्ता:- फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. शिवाजीनगर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं.-AAQFA9569E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव- बाळू गोपीचंद सोनवणे - - वय:-50; पत्ता:- फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. सुशीला टेरेसेस, सिंहगड रोड, कोळेवाडी, संजीवनी हॉस्पिटल जवळ, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411024 पॅन नं.-CGRPS9160A 2): नाव- संदेश बाळू सोनवणे - - वय:-24; पत्ता:- फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. सुशीला टेरेसेस, सिंहगड रोड, कोळेवाडी, संजीवनी हॉस्पिटल जवळ, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411024 पॅन नं.-KLXPS2594M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/07/2023
(11) अनुक्रमांक खंड व पृष्ठ	6395/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	74500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	12500

Registered Sales Instances

गावाचे नाव : डिग्रजवाडी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1183248
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणेइतर वर्णन : इतर माहिती: गाव मोजे डिग्रजवाडी येथील गट नं. 181 व 183 या मिळकतीवर बांधण्यात आलेल्या आपलं घर सणसवाडी नावाने ओळखल्या जाणाऱ्या इमारती मधील फेज 2 विंग ई या इमारतीतील चौथ्या मजल्यावरील फ्लॉट नं. 402 यासी कार्पेट क्षेत्र 463 चौ. फूट म्हणजेच 43.01 चौ. मी. हि मिळकत. ((GAT NUMBER : 181, 183 ;))
(5) क्षेत्रफळ	43.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मेपल सिटी डेव्हलपर्स भागीदार संस्थे तर्फे भागीदार श्री.सचिन अशोक अगरवाल - तर्फे नोंदणीकरिता कु.मु. म्हणून क. ज. करिता श्री. नितीन बिपीन शहा वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: 432, मंगळवार पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं.-AAVFM8717F 2): नाव.-मे. अस्ट्रीक्स इन्फ्रास्ट्रक्चर तर्फे भागीदार फखरुद्दीन फजलेहुसेन फर्निचरवाला तर्फे कु. मु. मे. मेपल सिटी डेव्हलपर्स भागीदारी संस्थे तर्फे भागीदार श्री.सचिन अशोक अगरवाल तर्फे कु. मु. म्हणून क. ज. करिता श्री. नितीन बिपीन शहा वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: 432, मंगळवार पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं.-AAQFA9569E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-उत्कर्षा एंटरप्रायजेस तर्फे प्रोप्रायटर उत्कर्षा धनराज पाटील तर्फे कु.मु. धनराज संभाजी पाटील -- वय:-49, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. ए-303, व्यंकटेश सॅरिनिटी, सर्व्हे नं.128/7, धायरी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं.-AMUFP4588Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6627/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000

Registered Sales Instances

गावाचे नाव : डिंग्रजवाडी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1183248
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणेइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे डिंग्रजवाडी येथील गट नं. 181 व 183 या मिळकतीवर बांधण्यात आलेल्या आपलं घर सणसवाडी नावाने ओळखल्या जाणाऱ्या इमारती मधील फेज 2 विंग ई या इमारतीतील चौथ्या मजल्यावरील फ्लॉट नं. 404 यासी कार्पेट क्षेत्र 463 चौ. फूट म्हणजेच 43.01 चौ. मी. हि मिळकत. ((GAT NUMBER : 181, 183 ;))
(5) क्षेत्रफळ	43.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मेपल सिटी डेव्हलपर्स भागीदार संस्थे तर्फे भागीदार श्री.सचिन अशोक अगरवाल - तर्फे नोंदणीकरिता कु. मु. म्हणून क. ज. करिता श्री.नितीन बिपीन शहा वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. 432, मंगळवार पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं.-AAVFM8717F 2): नाव.-मे.अस्ट्रीक्स इन्फ्रास्ट्रक्चर तर्फे भागीदार फखरुद्दीन फजलेहसेन फर्निचरवाला तर्फे कु. मु. मे. मेपल सिटी डेव्हलपर्स भागीदारी संस्थे तर्फे भागीदार श्री.सचिन अशोक अगरवाल तर्फे कु. मु. म्हणून क. ज. करिता श्री. नितीन बिपीन शहा वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. 432, मंगळवार पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं.-AAQFA9569E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-उत्कर्षा एंटरप्रायजेस तर्फे प्रोप्रायटर उत्कर्षा धनराज पाटील तर्फे कु.मु. धनराज संभाजी पाटील -- वय:-49, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. ए-303, व्यंकटेश सेरेनिटी, सर्व्हे नं.128/7, धायरी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं.-AMUPP4588Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6628/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000

Registered Sales Instances

गावाचे नाव : डिग्रजवाडी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1183248
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणेइतर वर्णन : इतर माहिती: गाव मौजे डिग्रजवाडी येथील गट नं. 181 व 183 या मिळकतीवर बांधण्यात आलेल्या आपलं घर सणसवाडी नावाने ओळखल्या जाणाऱ्या इमारती मधील फेज 2 विंग ई या इमारतीतील चौथ्या मजल्यावरील फ्लॉट नं. 405 यासी कार्पेट क्षेत्र 463 चौ. फूट म्हणजेच 43.01 चौ. मी. हि मिळकत. ((GAT NUMBER : 181, 183 ;))
(5) क्षेत्रफळ	43.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मेपल सिटी डेव्हलपर्स भागीदार संस्थे तर्फे भागीदार श्री.सचिन अशोक अगरवाल - तर्फे नोंदणीकरिता कु. मु. म्हणून क. ज. करिता श्री.नितीन बिपीन शहा वय:-40 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 432, मंगळवार पेठ, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411041 पॅन नं.-AAVFM8717F 2): नाव.-मे. अस्ट्रीक्स इन्फ्रास्ट्रक्चर तर्फे भागीदार फखरुद्दीन फजलेहुसेन फर्निचरवाला तर्फे कु. मु. मे. मेपल सिटी डेव्हलपर्स भागीदारी संस्थे तर्फे भागीदार श्री.सचिन अशोक अगरवाल तर्फे कु. मु. म्हणून क. ज. करिता श्री. नितीन बिपीन शहा वय:-40 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 432, मंगळवार पेठ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं.-AAQFA9569E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-उत्कर्षा एंटरप्रायजेस तर्फे प्रोप्रायटर उत्कर्षा धनराज पाटील तर्फे कु.मु. धनराज संभाजी पाटील - वय:-49, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. ए-303, व्यंकटेश सेरेनिटी, सर्व्हे नं.128/7, धायरी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं.-AMUPP4588Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6629/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000

Registered Sales Instances

गावाचे नाव : डिंग्रजवाडी	
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	1000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	961170
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे डिंग्रजवाडी,ता शिरूर,जि. पुणे येथील गट नं. 181 व 183 या बिनशेती मिळकतीवर बांधण्यात आलेल्या आपल घर सणसवाडी या नावाने ओळखल्या जाणार्या इमारतीमधील फेज 2 मधील म्हणजेच आपल घर को. ओपरेटिव्ह हौसिंग फेडरेशन सोसायटी लिमिटेड सणसवाडी या नोंदणीकृत गृहचरना संस्थेमधील फेज 2 मधील बिल्डींग डी मधील दुसऱ्या मजल्यावरील निवासी सदनिका नं. 210 यांसी क्षेत्र 463 चौ. फुट कार्पेट म्हणजेच 43.01 चौ. मी. व टू व्हीलर पार्किंग यांसी क्षेत्र 2 चौ. मी. येणेप्रमाणे निवासी सदनिका मिळकत असे. ((GAT NUMBER : 181 ;))
(5) क्षेत्रफळ	43.01 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.-योगेश चंद्रकांत नर वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. 36/सी, केरमानी बिल्डींग भास्कर भाऊ लेन, ग्रामदेवी ग्रंथ रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं.-AFWPN1698E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-समाधान किशन बांदगुडे वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. सणसवाडी, ता. शिरूर, जि. पुणे, महाराष्ट्र, पुणे. पिन कोड:-412208 पॅन नं.-AJRPC3123G
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	17/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	320/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	60000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	10000

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Price Indicators

Maple Aapla Ghar Sanaswadi Phase IV
By **Maple Group** in **Sanaswadi**

₹14.99 L onwards

OVERVIEW LOCATION BUY RENT

Gallery

BHK
1, 2 BHK

Area
441 - 766 sq.ft.
(40.97 - 71.16 sq.m)

Possession
Jul-2019 (Ready-to-move)

Price Range
₹ 14.99 L - 21.99 L

Property Type
Apartment

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans [Live-in Tour]
1 BHK Apartment Availability: Sold out	441 sq ft (40.97 sq.m)	285 sq ft (26.43 sq.m)	₹ 14.99 L	NA
2 BHK Apartment Availability: Sold out	732 - 766 sq ft (68 - 71.16 sq.m)	491 - 492 sq ft (45.42 - 45.71 sq.m)	₹ 21.02 L - 21.99 L	NA

HOUSING.COM Buy or Rent

Maple Aapla Ghar Sanaswadi

By **MAPLE SHEZERS**

Call No: 165-175 & 1-17 Dnyanesh, Behind Karpas Forge, Sanaswadi, Pune, Pune.

₹14 L - 25 L | ₹4.41K/sq.ft
EMI starts at ₹7,911

1, 2 BHK Apartments Configurations

Ready to Move Possession Status

₹4.41K/sq.ft Avg. Price

404.00 sq.ft. - 769.00 sq.ft.
(Carpet Area) Sizes


Price Indicators

magicbricks Buy Rent Sell Home Loans

Get full support from Relationship Manager **MB Prime** ✓ Shortlists Properties ✓ Communicates with Owners ✓ Live Video Call **Join Prime @ 50% OFF**

₹17.0 Lac **₹16 Lac** EMI - ₹ 8k | [How much loan can I get?](#) **Special Price** by Owner

1 BHK Flat For Sale in Aapla Char Sanaswadi, **Darekarwadi, Pune**



1 Bed 1 Bath 1 Balcony Unfurnished

Carpet Area: **404 sqft** ₹ 4,205/sqft

Floor: **2 (Out of 4 Floors)**

Furnished Status: **Unfurnished**

Developer: **Maple Group**

Transaction Type: **Resale**

Age Of Construction: **5 to 10 years**

Project: **Aapla Char Sanaswadi**

Status: **Ready to Move**

+3 Photos


magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Pune > Flats for Sale in Pune > Flats for Sale in Sanaswadi > 1 BHK Flats for Sale in Sanaswadi > 409 Sq.ft.

Get full support from Relationship Manager **MB Prime** ✓ Shortlists Properties ✓ Communicates with Owners ✓ Live Video Call **Join Prime @ 50% OFF**

₹15.0 Lac **₹13.5 Lac** EMI - ₹ 7k | [Get pre-approved loan](#) **Special Price** by Owner

1 BHK Flat For Sale in Aapla Char Sanaswadi, **Sanaswadi, Pune**



1 Bed 1 Bath Unfurnished

Super Built-Up Area: **409 sqft** ₹ 3,667/sqft

Floor: **1 (Out of 5 Floors)**

Furnished Status: **Unfurnished**

Developer: **Maple Group**

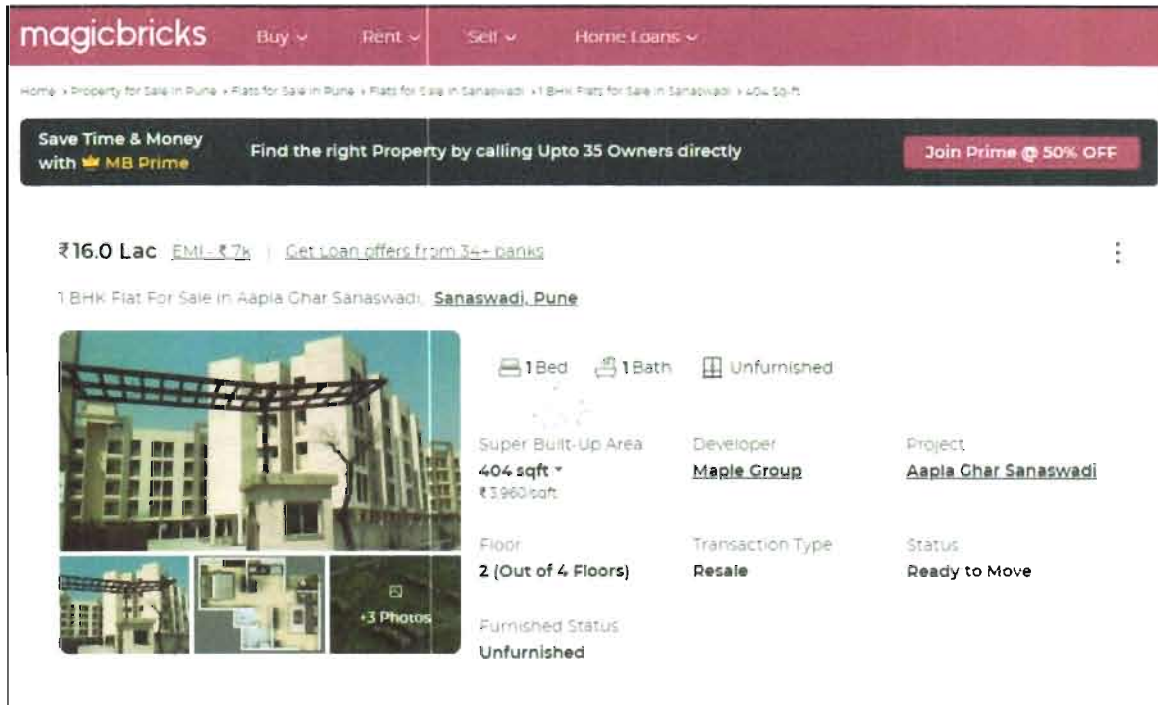
Transaction Type: **Resale**

Project: **Aapla Char Sanaswadi**

Status: **Ready to Move**

+12 Photos

Price Indicators



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Home » Property for Sale in Pune » Flats for Sale in Pune » Flats for Sale in Sanaswadi » 1 BHK Flats for Sale in Sanaswadi » 404 sq.ft

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1 BHK Flat For Sale in Aapla Ghar Sanaswadi, **Sanaswadi, Pune**

1 Bed **1 Bath** **Unfurnished**

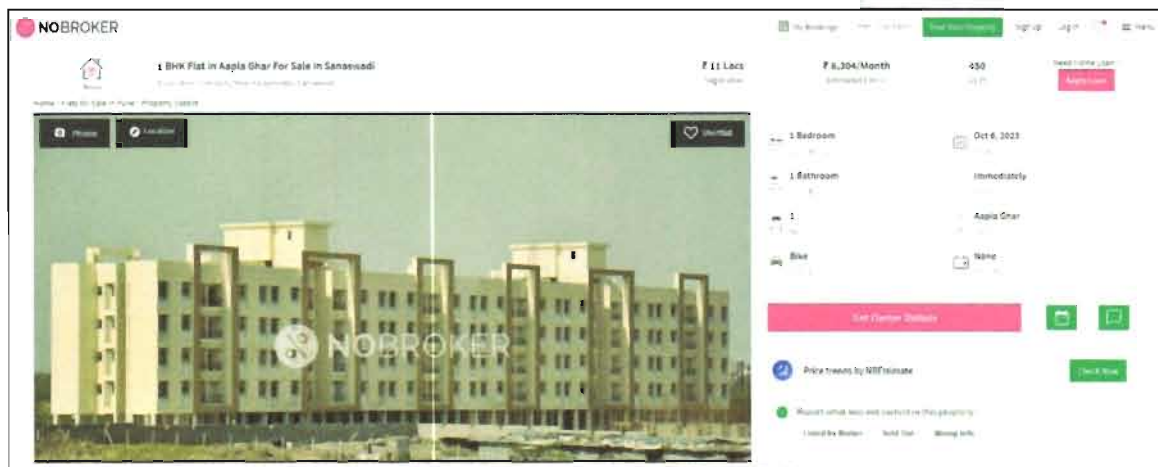
Super Built-Up Area
404 sqft
₹3,960/sqft

Developer: **Maple Group** Project: **Aapla Ghar Sanaswadi**

Floor: **2 (Out of 4 Floors)** Transaction Type: **Resale** Status: **Ready to Move**

Furnished Status: **Unfurnished**

+3 Photos



NOBROKER

1 BHK Flat in Aapla Ghar For Sale in Sanaswadi

₹11 Lac

₹6,304/Month

450 sq.ft

3 Bedroom

1 Bathroom

1

None

Oct 6, 2023

Immediately

Aapla Ghar

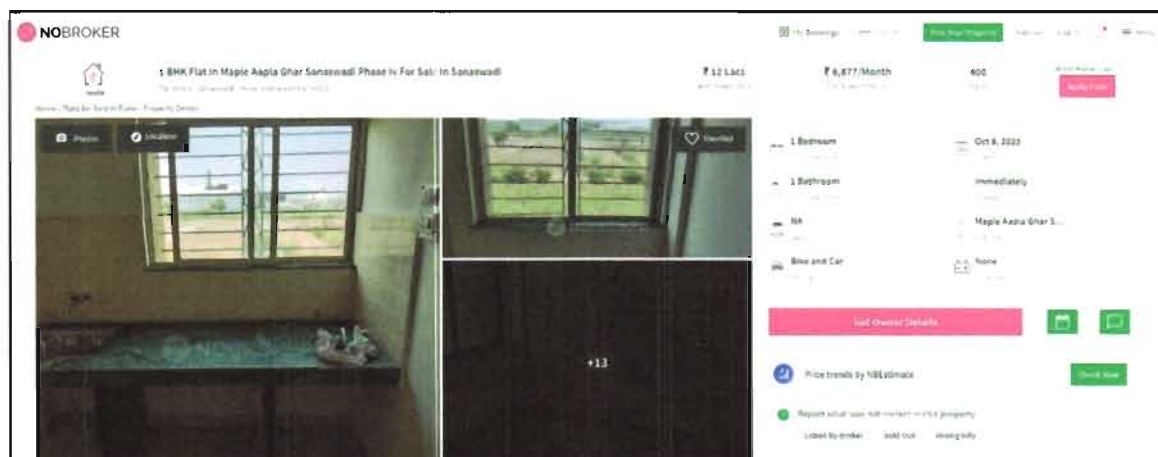
None

Get Custom Details

Price trends by NOBroker

Report what you see and correct on this property

Listed by Broker Sold Out Wrong info



NOBROKER

1 BHK Flat in Maple Aapla Ghar Sanaswadi Phase Iv For Sale in Sanaswadi

₹12 Lac

₹6,877/Month

400 sq.ft

1 Bedroom

1 Bathroom

NA

None and Car

Oct 6, 2023

Immediately

Maple Aapla Ghar S...

None

Get Custom Details

Price trends by NOBroker

Report what you see and correct on this property

Listed by Broker Sold Out Wrong info

Annexure-I

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 07.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 23.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Maple City Developers
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, SAMB Fort Branch to assess Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer
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 – 03.11.2023 Valuation Date – 07.03.2024 Date of Report – 07.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 23.11.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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, residential land size, location, sustained demand for residential land, all round development of commercial and residential 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 **07th 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 advice 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 developer in the name of **M/s. Maple City Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current Use / Existing Use premise is considered for this assignment.

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 in owner possession, contiguous land parcel admeasuring **1,507.60 Sq. M.**

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

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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

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.