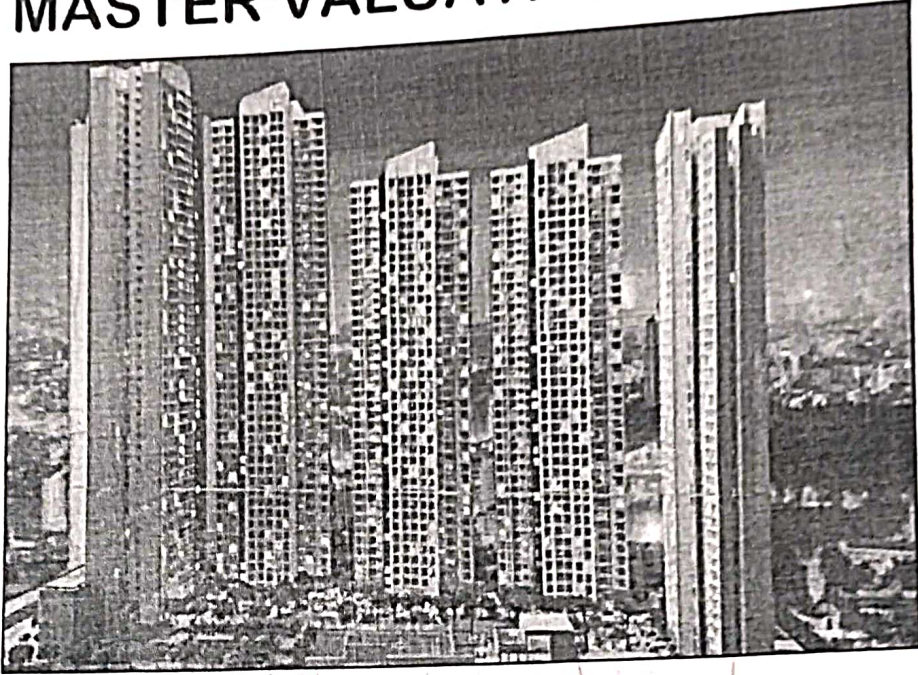


CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Narang Privado - B"

"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN - 400 604, State - Maharashtra, Country - India.

Latitude Longitude: 19°12'24.6"N 72°57'35.1"E

Valuation Done for:

State Bank of India

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



Our Pan India Presence at :

Prague, Pune, Rajkot

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

MASTER VALUATION REPORT OF "Narang Privado - B"

"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN - 400 604, State - Maharashtra, Country - India

Latitude Longitude: 19°12'24.6"N 72°57'35.1"E

NAME OF DEVELOPER: M/s. Narang Realty Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **21st September 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN - 400 604, State - Maharashtra, Country - India. It is about 4.9 Km. travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s Kapstone Constructions Private Limited	
Project Registration Number	Project	RERA Project Number
	Narang Privado - B	P51700050055
Register office address	M/s. Narang Realty Pvt. Ltd. Office No. 102, 1 st Floor, "Windor", CST Road, Kalina, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mrs. Mansi Agrawal (Builder Person - Mobile No. 7045924095) Mr. Clintor D'souza (Sales Person - Mobile No. 7045924081)	
E - mail ID	narancrealty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction Building Narang Privado - B & Acharya Atre Marg
On or towards South	Internal Road & Dosti Vijeta Garden
On or towards East	Dosti Road
On or towards West	Vasant Vihar Complex

Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

Branch Manager,
State Bank of India
Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
1st Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General		
1.	Purpose for which the valuation is made	: As per request from State Bank of India Home Loans Sales, Project Approval Cell, to assess fair market value of the property for loan purpose.		
2.	a)	Date of inspection : 21.09.2023		
	b)	Date on which the valuation is made : 04.10.2023		
3.	List of documents produced for perusal			
		1. Copy of Legal Title Report issued by Adv. Wadia Ghandy & Co. dated 31.01.2023		
		2. Copy of Engineer's Certificate date 29.07.2023 issued by Mr. Sameer Gandhi (As per RERA Certificate)		
		3. Copy of Architect's Certificate date 28.07.2023 issued by Saakaar Architects (Mr. Sandeep Prabhu) (As per RERA Certificate)		
		4. Copy of MAHARERA Registration Certificate of Project No. P51700050065 issued by Maharashtra Estate Regulatory Authority date 13.03.2023. Last Modified date 17.08.2023		
		5. Copy of Revised Letter of Intent for MOEF Clearance No. TMC / MB -1 / SVV -29 / 3722 date 14.12.2022 issued by TMC		
		6. Copy of Fire protection NOC No. TMC / CFO / M / HR / 189 / 165 date 03.10.2022 issued by Chief Officer, Thane Municipal Corporation Fire Brigade.		
		7. Copy of Environmental clearance No. SIA / MH / MIS / 73511/ 2022 dated 11.04.2023 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra		
		8. Copy of Commencement Certificate V.P. No. S03 / 0078 / 21 / TMC / TDD / 4216 / 22 dated 10.10.2022 issued by Executive Engineer of Town Development Department Thane Municipal Corporation. Permission, Tower - 2: 2 Basements + Ground (Podium + 1 st Floor (Podium) + Stilt Floor + 1 st to 35 th Upper Floors. CC, Tower - 2: 2 Basement + Ground (Podium) + 1 st Floor (Podium) + Stilt + 2 nd Upper Floors.		
		9. Copy of Approved Plan V.P. No. S03 / 0078 / 21 / TMC / TDP / TPS / 4216 / 22 dated 10.10.2022 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation, Thane Approved upto:		
	<table border="1"><thead><tr><th>Tower No. / Wing</th><th>Number of Floors</th></tr></thead></table>	Tower No. / Wing	Number of Floors	
Tower No. / Wing	Number of Floors			

	<p>2 / B</p>	<p>2 Basements + Ground + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors.</p>		
<p>Project Name (with address & phone nos.)</p>		<p>"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 148/E/B, 149/E/B/1 at Villages- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhara Road No. 1, Thane (West), PIN - 400 604, State - Maharashtra, Country - India</p>		
<p>4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p>		<p>M/s. Narang Realty Pvt. Ltd.</p> <p>Address: Office No. 102, 1st Floor, "Windsor", CST Road, Kalina, Santacruz (East), Mumbai, PIN - 400 098, State - Maharashtra, Country - India.</p> <p>Contact Person: Mrs. Mansi Agrawal (Builder Person - Mobile No. 7045924095) Mr. Clinton D'souza (Sales Person - Mobile No. 7045924081)</p>		
<p>5. Brief description of the property (Including Leasehold / freehold etc.)</p>				
<p>About " Narang Privado - B" Project: Narang Privado Thane West is a Residential Project by Narang Realty situated in the most premium location of Thane West, at Pokhara Road 1, Tulsi Dham, Samata Nagar, Mahatma Phule Nagar offers 2, 3 & 4 BHK Flats with the availability of Jodi Apartments. Also get Floor Plan, Price Sheet, RERA ID, Reviews, Possession Timeline, Construction Status, Location Advantages, Address, Amenities & Specifications. Narang Privado has 5 Towers, Wing B is an Exclusive Tower Launch of 35 Storey. Narang Privado Thane is a RERA-registered project with registration number P51700050065.</p>				
<p>TYPE OF THE BUILDING</p>				
<p>Tower No. / Wing</p>	<p>Number of Floors</p>	<table border="1"> <tr> <td data-bbox="231 1220 502 1310">2 / B</td> <td data-bbox="502 1220 1564 1310">Proposed 2 Basements + Ground + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors.</td> </tr> </table>	2 / B	Proposed 2 Basements + Ground + 1 st Floor (Podium) + Stilt Floor + 1 st to 35 th Upper Floors.
2 / B	Proposed 2 Basements + Ground + 1 st Floor (Podium) + Stilt Floor + 1 st to 35 th Upper Floors.			
<p>LEVEL OF COMPLETEION:</p>				
<p>Tower No. / Wing</p>	<p>Present stage of Construction</p>	<p>Percentage of work completion</p>		
<p>2 / B</p>	<p>Excavation work is completed.</p>	<p>0%</p>		
<p>DATE OF COMPLETION & FUTURE LIFE:</p>				
<p>Expected completion date as informed by builder is March - 2028 (As per MAHARERA Certificate)</p>				
<p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>				
<p>PROPOSED PROJECT AMENITIES:</p>				
<p>➤ Vitrified Tiles flooring in all rooms</p>				



		<ul style="list-style-type: none"> ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Children Play Area ➤ Club House ➤ Landscaped Garden ➤ Yoga ➤ Swimming Pool ➤ Gymnasium ➤ Kids Play Area ➤ Multipurpose Hall ➤ Outdoor Games ➤ Jogging Track ➤ Skating Rink 	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 146/5/B, 146/6/B/1
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi.
	d) Ward / Taluka	:	Taluka - Thane
	e) Mandal / District	:	District - Thane
7.	Postal address of the property	:	"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN - 400 604, State - Maharashtra, Country - India
	City / Town	:	Thane (West)
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
	Coming under Corporation limit / Village Panchayat / Municipality	:	Deputy Engineer and Executive Engineer of Thane Municipal Corporation, Thane, Village - Panchpakhadi
	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
	In Case it is Agricultural land. any conversion to house site	:	N.A.

13. Boundaries of the property		As per Documents	As per RERA Certificate	As per Site
	North	Thane Mahanagarpalika Road	Narang Privado - C	Under Construction Building Narang Privado - C & Acharya Atre Marg
	South	Lands Developed by Dosti Corporation	Narang Privado - A	Internal Road & Dosti Vajpa Garden
	East	Lands held by Zenith Birla (India) Ltd.	Project Driveway	Dosti Road
	West	MMRDA Rental Building	Central Green	Vasant Vihar Complex
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°12'24.6"N 72°57'35.1"E	
14.	Extent of the site		: Total Plot area - 28594.57 Sq. M. (As per Approved Plan) Plot area - 712.81 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report.	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Total Plot area - 28594.57 Sq. M. (As per Approved Plan) Plot area - 712.81 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II CHARACTERISTICS OF THE SITE				
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential and Commercial purpose	
8.	Any usage restriction		: Residential and commercial purpose	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan V.P. No. S03 / 0078 21 / TMC / TDP / TPS / 4216 / 22 date 10.10.2022 issued by Deputy Engineer an Executive Engineer of Thane Municip	



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Corporation, Thane
Approved upto:

Tower No. / Wing	Number of Floors
2 / B	2 Basements + Ground + 4 th Floor (Podium) + Still Floor + 1 st to 35 th Upper Floors.

10	Corner plot or intermittent plot?	: Intermittent
11	Road facilities	: Yes
12	Type of road available at present	: B.T. Road
13	Width of road - is it below 20 ft. or more than 20 ft.	: 20.00 Mtr. Wide D.P. Road
14	Is it a Land - Locked land?	: No
15	Water potentiality	: Municipal Water supply
16	Underground sewerage system	: Connected to Municipal sewer
17	Is Power supply is available in the site	: Yes
18	Advantages of the site	: Located in developed area
19	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	: No

Part - A (Valuation of land)																				
1	Size of plot	: Total Plot area - 28594.57 Sq. M. (As per Approved Plan) Plot area - 712.81 Sq. M. (As per RERA Certificate)																		
	North & South	: -																		
	East & West	: -																		
2	Total extent of the plot	: As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: ₹ 1,01,800.00 per Sq. M. for Residential ₹ 46,000.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	: As per table attached to the report																		
6	Estimated value of land	: <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>28594.57</td> <td>46000</td> <td>131,53,50,220.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>712.81</td> <td>46000</td> <td>3,27,89,260.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	28594.57	46000	131,53,50,220.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	712.81	46000	3,27,89,260.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																		
712.81	46000	3,27,89,260.00																		

Part - B (Valuation of Building)		
1	Technical details of the building	:



a) Type of Building (Multistorey / Residential / Industrial)	Residential				
b) Type of construction (Load bearing / RCC / Steel Framed)	RCC Building (Loadbearing) with lift integral				
c) Type of construction	RCC Building (Loadbearing) with lift integral				
d) Number of storeys and height of each storey including tower/roofs, if any					
Tower No. / Wing	Number of Floors				
1 / B	Proposed 3 Basements + Ground + 10 Floor (RCC) + 005 Floor + 10 to 105 Floor Floors				
e) Floor area floor-wise	As per table attached to the report				
f) Construction of the building					
i) Exterior - Excellent Grade Normal Fly	RCC Building (Loadbearing) with lift integral				
ii) Interior - Excellent Grade Normal Fly	RCC Building (Loadbearing) with lift integral				
g) Date of issue and validity of period of approved map	Date of approved Map 12.10.2015 to 30.09.2016 P. No. 186 - 137 - 139 - 140 - 2, 10th 11.10.2015 issued by Deputy Engineer and Executive Engineer of Thane District Corporation, Thane				
h) Approved map / plan issuing authority	Approved 2015.				
	<table border="1"> <thead> <tr> <th>Tower No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1/B</td> <td>3 Basements + Ground + 10 Floor (RCC) + 005 Floor + 10 to 105 Floor Floors</td> </tr> </tbody> </table>	Tower No. / Wing	Number of Floors	1/B	3 Basements + Ground + 10 Floor (RCC) + 005 Floor + 10 to 105 Floor Floors
Tower No. / Wing	Number of Floors				
1/B	3 Basements + Ground + 10 Floor (RCC) + 005 Floor + 10 to 105 Floor Floors				
i) Whether genuineness or authenticity of approved map / plan is verified	Yes				
j) Any other comments by our empowered values or authentic of approved plan	No				

Specifications of construction (floor-wise) in respect of

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



6	paneling, grills etc.	N.A. Building Construction work is in progress
10	Roofing including weather proof course	Proposed
2	Drainage	N.A. Building Construction work is in progress
2	Compound Wall	N.A. Building Construction work is in progress
	Height	N.A. Building Construction work is in progress
	Length	N.A. Building Construction work is in progress
	Type of construction	N.A. Building Construction work is in progress
3	Electrical Installation	N.A. Building Construction work is in progress
	Type of wiring	N.A. Building Construction work is in progress
	Class of fittings (superior / ordinary / poor)	N.A. Building Construction work is in progress
	Number of light points	N.A. Building Construction work is in progress
	Fan points	N.A. Building Construction work is in progress
	Bare plug points	N.A. Building Construction work is in progress
	Any other item	N.A. Building Construction work is in progress
4	Plumbing Installation	N.A. Building Construction work is in progress
	a) No. of water closets and their type	N.A. Building Construction work is in progress
	b) No. of wash basins	N.A. Building Construction work is in progress
	c) No. of urinals	N.A. Building Construction work is in progress
	d) No. of bath tubs	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	N.A. Building Construction work is in progress
	f) Any other fixtures	N.A. Building Construction work is in progress

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Tower No. 2, Wing -B:

Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Utility + Deck Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. of Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost
101	1	3 BHK	1198	97	1295	1425	20500	2,65,47,500	2,81,40,350	58500	39
102	1	2 BHK	714	24	737	811	20500	1,51,08,500	1,60,15,010	33500	22
103	1	2 BHK	714	24	737	811	20500	1,51,08,500	1,60,15,010	33500	22
104	1	3 BHK	1052	76	1128	1241	20500	2,31,24,000	2,45,11,440	51000	3
105	1	2 BHK	725	74	800	880	20500	1,64,00,000	1,73,84,000	36000	2
106	1	2 BHK	725	74	800	880	20500	1,64,00,000	1,73,84,000	36000	2
201	2	3 BHK	1198	97	1295	1425	20530	2,65,86,350	2,81,81,531	58500	
202	2	2 BHK	714	24	737	811	20530	1,51,30,610	1,60,38,447	33500	
203	2	2 BHK	714	24	737	811	20530	1,51,30,610	1,60,38,447	33500	
204	2	3 BHK	1052	76	1128	1241	20530	2,31,57,840	2,45,47,310	51000	
205	2	2 BHK	725	74	800	880	20530	1,64,24,000	1,74,09,440	36500	
206	2	2 BHK	725	74	800	880	20530	1,64,24,000	1,74,09,440	36500	
301	3	3 BHK	1198	97	1295	1425	20560	2,66,25,200	2,82,22,712	59000	
302	3	2 BHK	714	24	737	811	20560	1,51,52,720	1,60,61,883	33500	
303	3	2 BHK	714	24	737	811	20560	1,51,52,720	1,60,61,883	33500	

No.	Plot No.	House No.	Comp.	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder Utility Deck Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	Realization Value of Sale in ₹	Final Realization Value after completion of the building (including Car parking, GST & Other Charges) in ₹	Amount per month (after Completion) in ₹	Cost of Construction in ₹
16	304	3	3 BHK	1052	76	1128	1241	20560	2,31,91,680	2,45,83,181	51500	34,74,240
17	305	3	2 BHK	725	74	800	880	20560	1,64,48,000	1,74,34,880	36500	24,84,000
18	306	3	2 BHK	725	74	800	880	20560	1,64,48,000	1,74,34,880	36500	24,84,000
19	401	4	3 BHK	1198	97	1295	1425	20590	2,66,64,050	2,82,83,880	519500	39,88,850
20	402	4	2 BHK	714	0	714	785	20590	1,47,01,260	1,55,83,336	32500	21,36,120
21	403	4	2 BHK	714	0	714	785	20590	1,47,01,260	1,55,83,336	32500	21,36,120
22	404	4	3 BHK	1052	76	1128	1241	20590	2,32,25,520	2,46,16,181	51500	34,74,240
23	406	4	3 BHK	940	130	1070	1177	20590	2,20,31,300	2,33,53,178	435500	32,36,850
24	501	5	3 BHK	1198	97	1295	1425	20620	2,67,02,900	2,83,05,074	519500	39,88,850
25	502	5	2 BHK	714	24	737	811	20620	1,51,96,940	1,61,08,756	33500	22,69,960
26	503	5	2 BHK	714	24	737	811	20620	1,51,96,940	1,61,08,756	33500	22,69,960
27	504	5	3 BHK	1052	76	1128	1241	20620	2,32,59,360	2,46,54,322	51500	34,74,240
28	505	5	2 BHK	725	74	800	880	20620	1,64,96,000	1,74,85,760	36500	24,84,000
29	506	5	2 BHK	725	74	800	880	20620	1,64,96,000	1,74,85,760	36500	24,84,000
30	601	6	3 BHK	1198	97	1295	1425	20650	2,67,41,750	2,83,46,255	519500	39,88,850
31	602	6	2 BHK	714	24	737	811	20650	1,52,19,050	1,61,32,183	33500	22,69,960
32	603	6	2 BHK	714	24	737	811	20650	1,52,19,050	1,61,32,183	33500	22,69,960
33	604	6	3 BHK	1052	76	1128	1241	20650	2,32,93,200	2,46,90,792	51500	34,74,240
34	605	6	2 BHK	725	74	800	880	20650	1,65,20,000	1,75,11,200	36500	24,84,000
35	606	6	2 BHK	725	74	800	880	20650	1,65,20,000	1,75,11,200	36500	24,84,000
36	701	7	3 BHK	1198	97	1295	1425	20680	2,67,80,600	2,83,87,436	519500	39,88,850
37	702	7	2 BHK	714	24	737	811	20680	1,52,41,160	1,61,55,630	33500	22,69,960
38	703	7	2 BHK	714	24	737	811	20680	1,52,41,160	1,61,55,630	33500	22,69,960
39	704	7	3 BHK	1052	76	1128	1241	20680	2,33,27,040	2,47,26,662	51500	34,74,240
40	705	7	2 BHK	725	74	800	880	20680	1,65,44,000	1,75,36,640	36500	24,84,000
41	706	7	2 BHK	725	74	800	880	20680	1,65,44,000	1,75,36,640	36500	24,84,000
42	801	8	3 BHK	1198	97	1295	1425	20710	2,68,19,450	2,84,28,617	519500	39,88,850
43	802	8	2 BHK	714	24	737	811	20710	1,52,63,270	1,61,79,066	33500	22,69,960
44	803	8	2 BHK	714	24	737	811	20710	1,52,63,270	1,61,79,066	33500	22,69,960
45	804	8	3 BHK	1052	76	1128	1241	20710	2,33,60,880	2,47,62,533	51500	34,74,240
46	805	8	2 BHK	725	74	800	880	20710	1,65,68,000	1,75,62,080	36500	24,84,000
47	806	8	2 BHK	725	74	800	880	20710	1,65,68,000	1,75,62,080	36500	24,84,000
48	901	9	3 BHK	1198	97	1295	1425	20740	2,68,58,300	2,84,69,798	519500	39,88,850
49	902	9	2 BHK	714	0	714	785	20740	1,48,08,360	1,56,96,862	32500	21,36,120
50	903	9	2 BHK	714	0	714	785	20740	1,48,08,360	1,56,96,862	32500	21,36,120
51	904	9	3 BHK	1052	76	1128	1241	20740	2,33,94,720	2,47,98,403	51500	34,74,240



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20)	Flat No. 402	4 th Floor	2 BHK Regal	737 sft	Rs 21,650/-	Rs 1,59,56,050/-	Rs 1,67,53,852/-	Rs 33,508/-	
21)	Flat No. 403	4 th Floor	2 BHK Regal	737 sft	Rs 21,650/-	Rs 1,59,56,050/-	Rs 1,67,53,852/-	Rs 33,508/-	
22)	Flat No. 404	4 th Floor	3 BHK Regal	1128 sft	Rs 21,650/-	Rs 2,44,21,200/-	Rs 2,56,42,260/-	Rs 51,285/-	
23)	Flat No. 405	4 th Floor	Refuge Area						-
24)	Flat No. 406	4 th Floor	3 BHK Signature	1070 sft	Rs 21,650/-	Rs 2,31,65,500/-	Rs 2,43,23,775/-	Rs 48,648/-	
25)	Flat No. 501	5 th Floor	3 BHK Luxury	1295 sft	Rs 21,700/-	Rs 2,81,01,500/-	Rs 2,95,06,575/-	Rs 59,013/-	
26)	Flat No. 502	5 th Floor	2 BHK Regal	737 sft	Rs 21,700/-	Rs 1,59,92,900/-	Rs 1,67,92,545/-	Rs 33,585/-	
27)	Flat No. 503	5 th Floor	2 BHK Regal	737 sft	Rs 21,700/-	Rs 1,59,92,900/-	Rs 1,67,92,545/-	Rs 33,585/-	
28)	Flat No. 504	5 th Floor	3 BHK Regal	1128 sft	Rs 21,700/-	Rs 2,44,77,600/-	Rs 2,57,01,480/-	Rs 51,463/-	
29)	Flat No. 505	5 th Floor	2 BHK Luxury	800 sft	Rs 21,700/-	Rs 1,73,60,000/-	Rs 1,82,28,000/-	Rs 36,456/-	
30)	Flat No. 506	5 th Floor	2 BHK Luxury	800 sft	Rs 21,700/-	Rs 1,73,60,000/-	Rs 1,82,28,000/-	Rs 36,456/-	
31)	Flat No. 601	6 th Floor	3 BHK Luxury	1295 sft	Rs 21,750/-	Rs 2,81,66,250/-	Rs 2,95,74,562/-	Rs 59,149/-	
32)	Flat No. 602	6 th Floor	2 BHK Regal	737 sft	Rs 21,750/-	Rs 1,60,29,750/-	Rs 1,68,31,237/-	Rs 33,662/-	
33)	Flat No. 603	6 th Floor	2 BHK Regal	737 sft	Rs 21,750/-	Rs 1,60,29,750/-	Rs 1,68,31,237/-	Rs 33,662/-	
34)	Flat No. 604	6 th Floor	3 BHK Regal	1128 sft	Rs 21,750/-	Rs 2,45,34,000/-	Rs 2,57,60,700/-	Rs 51,521/-	
35)	Flat No. 605	6 th Floor	2 BHK Luxury	800 sft	Rs 21,750/-	Rs 1,74,00,000/-	Rs 1,82,70,000/-	Rs 36,549/-	
36)	Flat No. 606	6 th Floor	2 BHK Luxury	800 sft	Rs 21,750/-	Rs 1,74,00,000/-	Rs 1,82,70,000/-	Rs 36,549/-	
37)	Flat No. 701	7 th Floor	3 BHK Luxury	1295 sft	Rs 21,800/-	Rs 2,82,31,000/-	Rs 2,96,42,550/-	Rs 59,285/-	
38)	Flat No. 702	7 th Floor	2 BHK Regal	737 sft	Rs 21,800/-	Rs 1,60,66,600/-	Rs 1,68,69,930/-	Rs 33,740/-	
39)	Flat No. 703	7 th Floor	2 BHK Regal	737 sft	Rs 21,800/-	Rs 1,60,66,600/-	Rs 1,68,69,930/-	Rs 33,740/-	
40)	Flat No. 704	7 th Floor	3 BHK Regal	1128 sft	Rs 21,800/-	Rs 2,45,90,400/-	Rs 2,58,19,320/-	Rs 51,640/-	
41)	Flat No. 705	7 th Floor	2 BHK Luxury	800 sft	Rs 21,800/-	Rs 1,74,40,000/-	Rs 1,83,12,000/-	Rs 36,624/-	

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Name of Branch: _____ Scroll No. : _____ Date: _____ Not Verified with Scroll: _____
 Department ID: _____ Mobile No: 986767
 NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 एकरे कारण 'राज्य गैर पंजीत' जारो लागू कारणसामीत लागू आत. एकर कारणसामी किंवा नोदणी न करायसयरा दस्तसामी लागू नाही.