

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2755/23-24	Dated 4-Oct-23
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003902/2302840	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
	CGST			945.00
	SGST			945.00
Total				12,390.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**


Remarks:
 "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 Atrre Road, Off Pokhran Road No. 1, Thane (West), PIN - 400 604, State - Maharashtra, Country - India - M/s. Narang Realty Pvt. Ltd. (Master Valuation)

Company's PAN : **AADCV4303R**

Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**


 UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=asmita.rathod@vastukala.com, c=IN
 Date: 2023.10.04 10:28:10 +0530

Authorised Signatory

This is a Computer Generated Invoice

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 Atrre 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 :

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

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

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	P51700050065
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	narangrealty.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 : 81-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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mumbai@vastukala.org

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

To,

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 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 Real 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 Fire 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 + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors. CC, Tower - 2: 2 Basement + Ground (Podium) + 1st Floor (Podium) + Stilt + 2nd 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:
	Tower No. / Wing	Number of Floors

2 / B		2 Basements + Ground + 1 st Floor (Podium) + Stilt Floor + 1 st to 35 th Upper Floors.	
Project Name (with address & phone nos.)		: "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	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Narang Realty Pvt. Ltd. Address: Office No. 102, 1 st Floor, "Windor", CST Road, Kalina, Santacruz (East), Mumbai, PIN – 400 098, State - Maharashtra, Country – India. Contact Person : Mrs. Mansi Agrawal (Builder Person - Mobile No. 7045924095) Mr. Clintor D'souza (Sales Person - Mobile No. 7045924081)	
5.	Brief description of the property (Including Leasehold / freehold etc.)		
<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 Pokharan 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>			
TYPE OF THE BUILDING			
Tower No. / Wing		Number of Floors	
2 / B		Proposed 2 Basements + Ground + 1 st Floor (Podium) + Stilt Floor + 1 st to 35 th Upper Floors.	
LEVEL OF COMPLETEION:			
Tower No. / Wing		Present stage of Construction	Percentage of work completion
2 / B		Excavation work is completed.	0%
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is March - 2028 (As per MAHARERA Certificate)			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
➤ Vitrified tiles flooring in all rooms			

	<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
8.	City / Town	: Thane (West)
	Residential area	: Yes
	Commercial area	: Yes
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Deputy Engineer and Executive Engineer of Thane Municipal Corporation, Thane, Village - Panchpakhadi
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	: N.A.

13.	Boundaries of the property	As per Documents	As per 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 Vijeta 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 dated 10.10.2022 issued by Deputy Engineer and Executive Engineer of Thane Municipal	

		Corporation, Thane Approved upto:																		
		<table border="1"> <tr> <th>Tower No. / Wing</th> <th>Number of Floors</th> </tr> <tr> <td>2 / B</td> <td>2 Basements + Ground + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors.</td> </tr> </table>	Tower No. / Wing	Number of Floors	2 / B	2 Basements + Ground + 1 st Floor (Podium) + Stilt Floor + 1 st to 35 th Upper Floors.														
Tower No. / Wing	Number of Floors																			
2 / B	2 Basements + Ground + 1 st Floor (Podium) + Stilt 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"> <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 (Residential / Commercial / Industrial)	:	Residential				
b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress				
c) Year of construction	:	N.A. Building Construction work is in progress				
d) Number of floors and height of each floor including basement, if any	:					
Tower No. / Wing		Number of Floors				
2 / B		Proposed 2 Basements + Ground + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors.				
e) Plinth area floor-wise	:	As per table attached to the report				
f) Condition of the building	:					
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan 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				
h) Approved map / plan issuing authority	:	Approved upto:				
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2 / B	2 Basements + Ground + 1 st Floor (Podium) + Stilt Floor + 1 st to 35 th Upper Floors.					
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

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



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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Tower No. 2, Wing -B:

Sr. No.	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. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1198	97	1295	1425	20500	2,65,47,500	2,81,40,350	58500	39,88,600
2	102	1	2 BHK	714	24	737	811	20500	1,51,08,500	1,60,15,010	33500	22,69,960
3	103	1	2 BHK	714	24	737	811	20500	1,51,08,500	1,60,15,010	33500	22,69,960
4	104	1	3 BHK	1052	76	1128	1241	20500	2,31,24,000	2,45,11,440	51000	34,74,240
5	105	1	2 BHK	725	74	800	880	20500	1,64,00,000	1,73,84,000	36000	24,64,000
6	106	1	2 BHK	725	74	800	880	20500	1,64,00,000	1,73,84,000	36000	24,64,000
7	201	2	3 BHK	1198	97	1295	1425	20530	2,65,86,350	2,81,81,531	58500	39,88,600
8	202	2	2 BHK	714	24	737	811	20530	1,51,30,610	1,60,38,447	33500	22,69,960
9	203	2	2 BHK	714	24	737	811	20530	1,51,30,610	1,60,38,447	33500	22,69,960
10	204	2	3 BHK	1052	76	1128	1241	20530	2,31,57,840	2,45,47,310	51000	34,74,240
11	205	2	2 BHK	725	74	800	880	20530	1,64,24,000	1,74,09,440	36500	24,64,000
12	206	2	2 BHK	725	74	800	880	20530	1,64,24,000	1,74,09,440	36500	24,64,000
13	301	3	3 BHK	1198	97	1295	1425	20560	2,66,25,200	2,82,22,712	59000	39,88,600
14	302	3	2 BHK	714	24	737	811	20560	1,51,52,720	1,60,61,883	33500	22,69,960
15	303	3	2 BHK	714	24	737	811	20560	1,51,52,720	1,60,61,883	33500	22,69,960



Sr. No.	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. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
16	304	3	3 BHK	1052	76	1128	1241	20560	2,31,91,680	2,45,83,181	51000	34,74,240
17	305	3	2 BHK	725	74	800	880	20560	1,64,48,000	1,74,34,880	36500	24,64,000
18	306	3	2 BHK	725	74	800	880	20560	1,64,48,000	1,74,34,880	36500	24,64,000
19	401	4	3 BHK	1198	97	1295	1425	20590	2,66,64,050	2,82,63,893	59000	39,88,600
20	402	4	2 BHK	714	0	714	785	20590	1,47,01,260	1,55,83,336	32500	21,99,120
21	403	4	2 BHK	714	0	714	785	20590	1,47,01,260	1,55,83,336	32500	21,99,120
22	404	4	3 BHK	1052	76	1128	1241	20590	2,32,25,520	2,46,19,051	51500	34,74,240
23	406	4	3 BHK	940	130	1070	1177	20590	2,20,31,300	2,33,53,178	48500	32,95,600
24	501	5	3 BHK	1198	97	1295	1425	20620	2,67,02,900	2,83,05,074	59000	39,88,600
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	2,46,54,922	51500	34,74,240
28	505	5	2 BHK	725	74	800	880	20620	1,64,96,000	1,74,85,760	36500	24,64,000
29	506	5	2 BHK	725	74	800	880	20620	1,64,96,000	1,74,85,760	36500	24,64,000
30	601	6	3 BHK	1198	97	1295	1425	20650	2,67,41,750	2,83,46,255	59000	39,88,600
31	602	6	2 BHK	714	24	737	811	20650	1,52,19,050	1,61,32,193	33500	22,69,960
32	603	6	2 BHK	714	24	737	811	20650	1,52,19,050	1,61,32,193	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	24,64,000
35	606	6	2 BHK	725	74	800	880	20650	1,65,20,000	1,75,11,200	36500	24,64,000
36	701	7	3 BHK	1198	97	1295	1425	20680	2,67,80,600	2,83,87,436	59000	39,88,600
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	24,64,000
41	706	7	2 BHK	725	74	800	880	20680	1,65,44,000	1,75,36,640	36500	24,64,000
42	801	8	3 BHK	1198	97	1295	1425	20710	2,68,19,450	2,84,28,617	59000	39,88,600
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	24,64,000
47	806	8	2 BHK	725	74	800	880	20710	1,65,68,000	1,75,62,080	36500	24,64,000
48	901	9	3 BHK	1198	97	1295	1425	20740	2,68,58,300	2,84,69,798	59500	39,88,600
49	902	9	2 BHK	714	0	714	785	20740	1,48,08,360	1,56,96,862	32500	21,99,120
50	903	9	2 BHK	714	0	714	785	20740	1,48,08,360	1,56,96,862	32500	21,99,120
51	904	9	3 BHK	1052	76	1128	1241	20740	2,33,94,720	2,47,98,403	51500	34,74,240

Sr. No.	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. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
52	906	9	3 BHK	940	130	1070	1177	20740	2,21,91,800	2,35,23,308	49000	32,95,600
53	1001	10	3 BHK	1198	97	1295	1425	20770	2,68,97,150	2,85,10,979	59500	39,88,600
54	1002	10	2 BHK	714	24	737	811	20770	1,53,07,490	1,62,25,939	34000	22,69,960
55	1003	10	2 BHK	714	24	737	811	20770	1,53,07,490	1,62,25,939	34000	22,69,960
56	1004	10	3 BHK	1052	76	1128	1241	20770	2,34,28,560	2,48,34,274	51500	34,74,240
57	1005	10	2 BHK	725	74	800	880	20770	1,66,16,000	1,76,12,960	36500	24,64,000
58	1006	10	2 BHK	725	74	800	880	20770	1,66,16,000	1,76,12,960	36500	24,64,000
59	1101	11	3 BHK	1198	97	1295	1425	20800	2,69,36,000	2,85,52,160	59500	39,88,600
60	1102	11	2 BHK	714	24	737	811	20800	1,53,29,600	1,62,49,376	34000	22,69,960
61	1103	11	2 BHK	714	24	737	811	20800	1,53,29,600	1,62,49,376	34000	22,69,960
62	1104	11	3 BHK	1052	76	1128	1241	20800	2,34,62,400	2,48,70,144	52000	34,74,240
63	1105	11	2 BHK	725	74	800	880	20800	1,66,40,000	1,76,38,400	36500	24,64,000
64	1106	11	2 BHK	725	74	800	880	20800	1,66,40,000	1,76,38,400	36500	24,64,000
65	1201	12	3 BHK	1198	97	1295	1425	20830	2,69,74,850	2,85,93,341	59500	39,88,600
66	1202	12	2 BHK	714	24	737	811	20830	1,53,51,710	1,62,72,813	34000	22,69,960
67	1203	12	2 BHK	714	24	737	811	20830	1,53,51,710	1,62,72,813	34000	22,69,960
68	1204	12	3 BHK	1052	76	1128	1241	20830	2,34,96,240	2,49,06,014	52000	34,74,240
69	1205	12	2 BHK	725	74	800	880	20830	1,66,64,000	1,76,63,840	37000	24,64,000
70	1206	12	2 BHK	725	74	800	880	20830	1,66,64,000	1,76,63,840	37000	24,64,000
71	1301	13	3 BHK	1198	97	1295	1425	20860	2,70,13,700	2,86,34,522	59500	39,88,600
72	1302	13	2 BHK	714	24	737	811	20860	1,53,73,820	1,62,96,249	34000	22,69,960
73	1303	13	2 BHK	714	24	737	811	20860	1,53,73,820	1,62,96,249	34000	22,69,960
74	1304	13	3 BHK	1052	76	1128	1241	20860	2,35,30,080	2,49,41,885	52000	34,74,240
75	1305	13	2 BHK	725	74	800	880	20860	1,66,88,000	1,76,89,280	37000	24,64,000
76	1306	13	2 BHK	725	74	800	880	20860	1,66,88,000	1,76,89,280	37000	24,64,000
77	1401	14	3 BHK	1198	97	1295	1425	20890	2,70,52,550	2,86,75,703	59500	39,88,600
78	1402	14	2 BHK	714	0	714	785	20890	1,49,15,460	1,58,10,388	33000	21,99,120
79	1403	14	2 BHK	714	0	714	785	20890	1,49,15,460	1,58,10,388	33000	21,99,120
80	1404	14	3 BHK	1052	76	1128	1241	20890	2,35,63,920	2,49,77,755	52000	34,74,240
81	1406	14	3 BHK	940	130	1070	1177	20890	2,23,52,300	2,36,93,438	49500	32,95,600
82	1501	15	3 BHK	1198	97	1295	1425	20920	2,70,91,400	2,87,16,884	60000	39,88,600
83	1502	15	2 BHK	714	24	737	811	20920	1,54,18,040	1,63,43,122	34000	22,69,960
84	1503	15	2 BHK	714	24	737	811	20920	1,54,18,040	1,63,43,122	34000	22,69,960
85	1504	15	3 BHK	1052	76	1128	1241	20920	2,35,97,760	2,50,13,626	52000	34,74,240
86	1505	15	2 BHK	725	74	800	880	20920	1,67,36,000	1,77,40,160	37000	24,64,000
87	1506	15	2 BHK	725	74	800	880	20920	1,67,36,000	1,77,40,160	37000	24,64,000
88	1601	16	3 BHK	1198	97	1295	1425	20950	2,71,30,250	2,87,58,065	60000	39,88,600
89	1602	16	2 BHK	714	24	737	811	20950	1,54,40,150	1,63,66,559	34000	22,69,960

Sr. No.	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. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
90	1603	16	2 BHK	714	24	737	811	20950	1,54,40,150	1,63,66,559	34000	22,69,960
91	1604	16	3 BHK	1052	76	1128	1241	20950	2,36,31,600	2,50,49,496	52000	34,74,240
92	1605	16	2 BHK	725	74	800	880	20950	1,67,60,000	1,77,65,600	37000	24,64,000
93	1606	16	2 BHK	725	74	800	880	20950	1,67,60,000	1,77,65,600	37000	24,64,000
94	1701	17	3 BHK	1198	97	1295	1425	20980	2,71,69,100	2,87,99,246	60000	39,88,600
95	1702	17	2 BHK	714	24	737	811	20980	1,54,62,260	1,63,89,996	34000	22,69,960
96	1703	17	2 BHK	714	24	737	811	20980	1,54,62,260	1,63,89,996	34000	22,69,960
97	1704	17	3 BHK	1052	76	1128	1241	20980	2,36,65,440	2,50,85,366	52500	34,74,240
98	1705	17	2 BHK	725	74	800	880	20980	1,67,84,000	1,77,91,040	37000	24,64,000
99	1706	17	2 BHK	725	74	800	880	20980	1,67,84,000	1,77,91,040	37000	24,64,000
100	1801	18	3 BHK	1198	97	1295	1425	21010	2,72,07,950	2,88,40,427	60000	39,88,600
101	1802	18	2 BHK	714	24	737	811	21010	1,54,84,370	1,64,13,432	34000	22,69,960
102	1803	18	2 BHK	714	24	737	811	21010	1,54,84,370	1,64,13,432	34000	22,69,960
103	1804	18	3 BHK	1052	76	1128	1241	21010	2,36,99,280	2,51,21,237	52500	34,74,240
104	1805	18	2 BHK	725	74	800	880	21010	1,68,08,000	1,78,16,480	37000	24,64,000
105	1806	18	2 BHK	725	74	800	880	21010	1,68,08,000	1,78,16,480	37000	24,64,000
106	1901	19	3 BHK	1198	97	1295	1425	21040	2,72,46,800	2,88,81,608	60000	39,88,600
107	1902	19	2 BHK	714	0	714	785	21040	1,50,22,560	1,59,23,914	33000	21,99,120
108	1903	19	2 BHK	714	0	714	785	21040	1,50,22,560	1,59,23,914	33000	21,99,120
109	1904	19	3 BHK	1052	76	1128	1241	21040	2,37,33,120	2,51,57,107	52500	34,74,240
110	1906	19	3 BHK	940	130	1070	1177	21040	2,25,12,800	2,38,63,568	49500	32,95,600
111	2001	20	3 BHK	1198	97	1295	1425	21070	2,72,85,650	2,89,22,789	60500	39,88,600
112	2002	20	2 BHK	714	24	737	811	21070	1,55,28,590	1,64,60,305	34500	22,69,960
113	2003	20	2 BHK	714	24	737	811	21070	1,55,28,590	1,64,60,305	34500	22,69,960
114	2004	20	3 BHK	1052	76	1128	1241	21070	2,37,66,960	2,51,92,978	52500	34,74,240
115	2005	20	2 BHK	725	74	800	880	21070	1,68,56,000	1,78,67,360	37000	24,64,000
116	2006	20	2 BHK	725	74	800	880	21070	1,68,56,000	1,78,67,360	37000	24,64,000
117	2101	21	3 BHK	1198	97	1295	1425	21100	2,73,24,500	2,89,63,970	60500	39,88,600
118	2102	21	2 BHK	714	24	737	811	21100	1,55,50,700	1,64,83,742	34500	22,69,960
119	2103	21	2 BHK	714	24	737	811	21100	1,55,50,700	1,64,83,742	34500	22,69,960
120	2104	21	3 BHK	1052	76	1128	1241	21100	2,38,00,800	2,52,28,848	52500	34,74,240
121	2105	21	2 BHK	725	74	800	880	21100	1,68,80,000	1,78,92,800	37500	24,64,000
122	2106	21	2 BHK	725	74	800	880	21100	1,68,80,000	1,78,92,800	37500	24,64,000
123	2201	22	3 BHK	1198	97	1295	1425	21130	2,73,63,350	2,90,05,151	60500	39,88,600
124	2202	22	2 BHK	714	24	737	811	21130	1,55,72,810	1,65,07,179	34500	22,69,960
125	2203	22	2 BHK	714	24	737	811	21130	1,55,72,810	1,65,07,179	34500	22,69,960
126	2204	22	3 BHK	1052	76	1128	1241	21130	2,38,34,640	2,52,64,718	52500	34,74,240
127	2205	22	2 BHK	725	74	800	880	21130	1,69,04,000	1,79,18,240	37500	24,64,000

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128	2206	22	2 BHK	725	74	800	880	21130	1,69,04,000	1,79,18,240	37500	24,64,000
129	2301	23	3 BHK	1198	97	1295	1425	21160	2,74,02,200	2,90,46,332	60500	39,88,600
130	2302	23	2 BHK	714	24	737	811	21160	1,55,94,920	1,65,30,615	34500	22,69,960
131	2303	23	2 BHK	714	24	737	811	21160	1,55,94,920	1,65,30,615	34500	22,69,960
132	2304	23	3 BHK	1052	76	1128	1241	21160	2,38,68,480	2,53,00,589	52500	34,74,240
133	2305	23	2 BHK	725	74	800	880	21160	1,69,28,000	1,79,43,680	37500	24,64,000
134	2306	23	2 BHK	725	74	800	880	21160	1,69,28,000	1,79,43,680	37500	24,64,000
135	2401	24	3 BHK	1198	97	1295	1425	21190	2,74,41,050	2,90,87,513	60500	39,88,600
136	2402	24	2 BHK	714	0	714	785	21190	1,51,29,660	1,60,37,440	33500	21,99,120
137	2403	24	2 BHK	714	0	714	785	21190	1,51,29,660	1,60,37,440	33500	21,99,120
138	2404	24	3 BHK	1052	76	1128	1241	21190	2,39,02,320	2,53,36,459	53000	34,74,240
139	2406	24	3 BHK	940	130	1070	1177	21190	2,26,73,300	2,40,33,698	50000	32,95,600
140	2501	25	3 BHK	1198	97	1295	1425	21220	2,74,79,900	2,91,28,694	60500	39,88,600
141	2502	25	2 BHK	714	24	737	811	21220	1,56,39,140	1,65,77,488	34500	22,69,960
142	2503	25	2 BHK	714	24	737	811	21220	1,56,39,140	1,65,77,488	34500	22,69,960
143	2504	25	3 BHK	1052	76	1128	1241	21220	2,39,36,160	2,53,72,330	53000	34,74,240
144	2505	25	2 BHK	725	74	800	880	21220	1,69,76,000	1,79,94,560	37500	24,64,000
145	2506	25	2 BHK	725	74	800	880	21220	1,69,76,000	1,79,94,560	37500	24,64,000
146	2601	26	3 BHK	1198	97	1295	1425	21250	2,75,18,750	2,91,69,875	61000	39,88,600
147	2602	26	2 BHK	714	24	737	811	21250	1,56,61,250	1,66,00,925	34500	22,69,960
148	2603	26	2 BHK	714	24	737	811	21250	1,56,61,250	1,66,00,925	34500	22,69,960
149	2604	26	3 BHK	1052	76	1128	1241	21250	2,39,70,000	2,54,08,200	53000	34,74,240
150	2605	26	2 BHK	725	74	800	880	21250	1,70,00,000	1,80,20,000	37500	24,64,000
151	2606	26	2 BHK	725	74	800	880	21250	1,70,00,000	1,80,20,000	37500	24,64,000
152	2701	27	3 BHK	1198	97	1295	1425	21280	2,75,57,600	2,92,11,056	61000	39,88,600
153	2702	27	2 BHK	714	24	737	811	21280	1,56,83,360	1,66,24,362	34500	22,69,960
154	2703	27	2 BHK	714	24	737	811	21280	1,56,83,360	1,66,24,362	34500	22,69,960
155	2704	27	3 BHK	1052	76	1128	1241	21280	2,40,03,840	2,54,44,070	53000	34,74,240
156	2705	27	2 BHK	725	74	800	880	21280	1,70,24,000	1,80,45,440	37500	24,64,000
157	2706	27	2 BHK	725	74	800	880	21280	1,70,24,000	1,80,45,440	37500	24,64,000
158	2801	28	3 BHK	1198	97	1295	1425	21310	2,75,96,450	2,92,52,237	61000	39,88,600
159	2802	28	2 BHK	714	24	737	811	21310	1,57,05,470	1,66,47,798	34500	22,69,960
160	2803	28	2 BHK	714	24	737	811	21310	1,57,05,470	1,66,47,798	34500	22,69,960
161	2804	28	3 BHK	1052	76	1128	1241	21310	2,40,37,680	2,54,79,941	53000	34,74,240
162	2805	28	2 BHK	725	74	800	880	21310	1,70,48,000	1,80,70,880	37500	24,64,000
163	2806	28	2 BHK	725	74	800	880	21310	1,70,48,000	1,80,70,880	37500	24,64,000
164	2901	29	3 BHK	1198	97	1295	1425	21340	2,76,35,300	2,92,93,418	61000	39,88,600
165	2902	29	2 BHK	714	0	714	785	21340	1,52,36,760	1,61,50,966	33500	21,99,120

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166	2903	29	2 BHK	714	0	714	785	21340	1,52,36,760	1,61,50,966	33500	21,99,120
167	2904	29	3 BHK	1052	76	1128	1241	21340	2,40,71,520	2,55,15,811	53000	34,74,240
168	2906	29	3 BHK	940	130	1070	1177	21340	2,28,33,800	2,42,03,828	50500	32,95,600
169	3001	30	3 BHK	1198	97	1295	1425	21370	2,76,74,150	2,93,34,599	61000	39,88,600
170	3002	30	2 BHK	714	24	737	811	21370	1,57,49,690	1,66,94,671	35000	22,69,960
171	3003	30	2 BHK	714	24	737	811	21370	1,57,49,690	1,66,94,671	35000	22,69,960
172	3004	30	3 BHK	1052	76	1128	1241	21370	2,41,05,360	2,55,51,682	53000	34,74,240
173	3005	30	2 BHK	725	74	800	880	21370	1,70,96,000	1,81,21,760	38000	24,64,000
174	3006	30	2 BHK	725	74	800	880	21370	1,70,96,000	1,81,21,760	38000	24,64,000
175	3101	31	3 BHK	1198	97	1295	1425	21400	2,77,13,000	2,93,75,780	61000	39,88,600
176	3102	31	2 BHK	714	24	737	811	21400	1,57,71,800	1,67,18,108	35000	22,69,960
177	3103	31	2 BHK	714	24	737	811	21400	1,57,71,800	1,67,18,108	35000	22,69,960
178	3104	31	3 BHK	1052	76	1128	1241	21400	2,41,39,200	2,55,87,552	53500	34,74,240
179	3105	31	2 BHK	725	74	800	880	21400	1,71,20,000	1,81,47,200	38000	24,64,000
180	3106	31	2 BHK	725	74	800	880	21400	1,71,20,000	1,81,47,200	38000	24,64,000
181	3201	32	3 BHK	1198	97	1295	1425	21430	2,77,51,850	2,94,16,961	61500	39,88,600
182	3202	32	2 BHK	714	24	737	811	21430	1,57,93,910	1,67,41,545	35000	22,69,960
183	3203	32	2 BHK	714	24	737	811	21430	1,57,93,910	1,67,41,545	35000	22,69,960
184	3204	32	3 BHK	1052	76	1128	1241	21430	2,41,73,040	2,56,23,422	53500	34,74,240
185	3205	32	2 BHK	725	74	800	880	21430	1,71,44,000	1,81,72,640	38000	24,64,000
186	3206	32	2 BHK	725	74	800	880	21430	1,71,44,000	1,81,72,640	38000	24,64,000
187	3301	33	3 BHK	1198	97	1295	1425	21460	2,77,90,700	2,94,58,142	61500	39,88,600
188	3302	33	2 BHK	714	24	737	811	21460	1,58,16,020	1,67,64,981	35000	22,69,960
189	3303	33	2 BHK	714	24	737	811	21460	1,58,16,020	1,67,64,981	35000	22,69,960
190	3304	33	3 BHK	1052	76	1128	1241	21460	2,42,06,880	2,56,59,293	53500	34,74,240
191	3305	33	2 BHK	725	74	800	880	21460	1,71,68,000	1,81,98,080	38000	24,64,000
192	3306	33	2 BHK	725	74	800	880	21460	1,71,68,000	1,81,98,080	38000	24,64,000
193	3401	34	3 BHK	1198	97	1295	1425	21490	2,78,29,550	2,94,99,323	61500	39,88,600
194	3402	34	2 BHK	714	24	737	811	21490	1,58,38,130	1,67,88,418	35000	22,69,960
195	3403	34	2 BHK	714	24	737	811	21490	1,58,38,130	1,67,88,418	35000	22,69,960
196	3404	34	3 BHK	1052	76	1128	1241	21490	2,42,40,720	2,56,95,163	53500	34,74,240
197	3406	34	3 BHK	1156	195	1351	1486	21490	2,90,32,990	3,07,74,969	64000	41,61,080
198	3501	35	3 BHK	1198	97	1295	1425	21520	2,78,68,400	2,95,40,504	61500	39,88,600
199	3502	35	2 BHK	714	24	737	811	21520	1,58,60,240	1,68,11,854	35000	22,69,960
200	3503	35	2 BHK	714	24	737	811	21520	1,58,60,240	1,68,11,854	35000	22,69,960
201	3504	35	3 BHK	1052	76	1128	1241	21520	2,42,74,560	2,57,31,034	53500	34,74,240
202	3505	35	2 BHK	725	74	800	880	21520	1,72,16,000	1,82,48,960	38000	24,64,000
203	3506	35	2 BHK	725	74	800	880	21520	1,72,16,000	1,82,48,960	38000	24,64,000



Sr. No.	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. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
Total				176126	12566	188690	207559		3,96,44,12,900	4,20,22,77,676		58,11,65,200

Summary of the Project:

Tower No. / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
2 / B	2 BHK - 126 3 BHK - 77	203	188690	207559	3,96,44,12,900.00	4,20,22,77,676.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,96,44,12,900.00
Final Realizable Value After Completion in ₹	4,20,22,77,676.00
Cost of Construction (Total Built up area x Rate) 207559 Sq. Ft. x ₹ 2600.00	58,11,65,200.00

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

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

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is in progress

2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 3,96,44,12,900.00
Final Realizable Value After Completion in ₹		:	₹ 4,20,22,77,676.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 19,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 20,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



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

Note: The Blue line shows the route to site from nearest railway station (Thane – 4.9 Km.)

Ready Reckoner Rate


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महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
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Annual Statement of Rates
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SurveyNo	-	0	0	0	0	0	NA
SurveyNo	2)-खालील नमुद केलेले सर्वे नंबर नकाशावर आडकुन येत नाही.	0	0	0	0	0	श्री. मीटर
SurveyNo	5/14-5ख) पाचपाखाडी सर्वे नंबर	15000	0	0	0	0	श्री. मीटर
SurveyNo	5/15-5ख) पाचपाखाडी बायले इन्स्टेका नगर रचना योजना क्रमांक 1 अंतिम भूखंड क्रमांक	44000	113100	125600	141700	125600	श्री. मीटर
SurveyNo	5/15(A-5ख) बायले श्रीधोमिक वसाहतीतील भूखंड क्रमांक डे-टाईप	46000	101800	117500	127200	117500	श्री. मीटर

1 2 3 4 5 6 7 8 9 10


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SurveyNo	-	0	0	0	0	0	NA
SurveyNo	2)-खालील नमुद केलेले सर्वे नंबर नकाशावर आडकुन येत नाही.	0	0	0	0	0	श्री. मीटर
SurveyNo	5/14-5ख) पाचपाखाडी सर्वे नंबर	15000	0	0	0	0	श्री. मीटर
SurveyNo	5/15-5ख) पाचपाखाडी बायले इन्स्टेका नगर रचना योजना क्रमांक 1 अंतिम भूखंड क्रमांक	44000	113100	125600	141700	125600	श्री. मीटर
SurveyNo	5/15(A-5ख) बायले श्रीधोमिक वसाहतीतील भूखंड क्रमांक डे-टाईप	46000	101800	117500	127200	117500	श्री. मीटर

1 2 3 4 5 6 7 8 9 10

Survey Number
 .53, .54, .55, .56, .57, .58, .59, .60, .61, .62, .63, .64, .65, .66, .67, .68, .69, .70, .71, .72, .73, .74, .75, .76, .77, .78, .79, .80, .81, .82, .83, .84, .85, .86, .87, .88, .89, .90, .91, .92, .93, .94, .95, .96, .97, .98, .99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 121/1, 122, 12/2, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Price Indicators

99 acres Buy Thane X Add more

Narang Privado ☆
Bhamburda Road, Thane

CONSTRUCTION STATUS
New Launch
Completion in Mar, 2028

₹ 1.63 - 2.7 Cr + Govt. Charges
Price E. 44% GST

2, 3 BHK Apartment

Configuration	Carpet Area	Price Range
2 BHK Apartment	737 - 749 sq.ft. (64.81 - 65.54 sq.m)	₹ 1.63 - 1.66 Cr + Govt. Charges
3 BHK Apartment	1075 - 1223 sq.ft. (98.97 - 111.62 sq.m)	₹ 2.35 - 2.7 Cr + Govt. Charges

Download Brochure

HOUSING.COM Buy in Thane

POPULAR PROJECT

Narang Privado
By **WILSON REALTY**
2BH Postman Road, No. 1, Thane West, Thane

₹ 1.13 Cr - 1.63 Cr
Direct 50m
By State Ready
Thane West, Bhamburda Road, Thane
Launches in: 2 BHK Apartments | Possession Start: Aug, 2027 | Avg. Price: ₹ 27.91 K/sq.ft.

₹ 1.63 Cr - 2.7 Cr | ₹ 22.12 K/sq.ft.
EMI starts at ₹ 6092 x

Contact Developer

2, 3 BHK Apartments Configurations | **Mar, 2028 Possession Start** | **₹ 22.12 K/sq.ft Avg. Price** | **737.00 sq.ft. - 1223.00 sq.ft. Carpet Area Sizes**

Price Indicators

2 Bedroom 737 Sq.Ft. Apartment in Pokhran Road No 1 Thane
 Listing ID: 9476211

₹ 1.62 Cr.

- 2 Bedrooms + 1 Pooja Room
- Unfurnished
- 7 Bathrooms
- 737 Sq.Ft. (Carpet Area)
- Garden View

Property Information		
Listing Type: Sale	Property Type: Residential	Building Type: Apartment
Loc: Thane	Location: Pokhran Road No 1	Area: 737 sq.Ft. (Carpet Area)
Price: ₹ 1.62 Cr.	Independent Floor: Pooja Room	Furnishing Status: Under Construction
Promoter/Builder: Ebo 2BHK	Yr/Building Status: Unfurnished	Age of Property: 1-5 Yr
Number of Bathrooms: 7	Carpeted Flooring: Available	Open/semi-opened Parking: 1
Security: Individual	Trade Bank up: Available	Facing: North
Other: Garden View	Flooring: Marble	Floor Number: 10

Narang Privado 3 Bedroom 1070 Sq.Ft. Apartment in Pokhran Road No 1 Thane
 Listing ID: 9576281

₹ 2.39 Cr.

- 3 Bedrooms + Servant Room
- Unfurnished
- 3 Bedroom
- 1070 Sq.Ft. (Carpet Area)
- Garden View

₹ 1.62 Cr @ 22,461 per sq.ft. | **2BHK 2Baths**
 Estimated EMI ₹ 1,29,870 | Price/Apart/Unit/ft. for Sale

Property (2)

- Super Built up area: 3356 sq.ft.
- Built up area: 962 sq.ft.
- Carpet area: 737 sq.ft.
- ₹ 1.62 Crone @ 21,981 per sq.ft. (Inclusive, Negotiable)
- 10th of 20 Floors
- Pool Park/Garden Club Main Road Others
- Dec 2026

2 Bedrooms, 2 Bathrooms, 10th Balcony

Narang Privado, Vartak Nagar, Thane



Price Indicators Projects nearby Locality

square yards Home Equities Real Estate Agents Services Resources Intelligence

Home New Projects in Thrane Projects in Thrane Projects in other Neighbourhoods Ashar Metro Towers

Ashar Metro Towers
Vastav Nagar, Thrane

₹ 85.00 Lac to 1.15 Cr

Status: Mid Stage Construction

Project Size: 622 Units | 1.42 Acres

Configurations: 1, 2 BHK Flat from 475 Sq. Ft. to 644 Sq. Ft. | Garden

10 Properties for Sale in Ashar Metro Towers

2 Properties for Rent in Ashar Metro Towers

3455 Views | 208 Shares

[CONTACT SELLER](#)

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Home / Thrane / Projects in Thrane / Grand Central

Grand Central
By PURANANG BUILDERS PVT. LTD.
Project on Ash Road in Vastav Nagar, Thrane

₹ 80.0 L - 1.1 Cr | ₹ 99.18 K/sq.ft
EMI starts at ₹ 39.72 K

[Contact Seller](#)

Project Images

1, 2 BHK Apartments Configurations

Jun. 2026 Possession Starts

₹ 99.18 K/sq.ft Avg. Price

24 more

477.00 sq.ft. - 673.00 sq.ft. Carpet Area

Price Indicators Projects nearby Locality

HOUSING.com | Buy in Mumbai | Search | Home | My Profile

2 BHK Flat | ₹1.14 Cr | 3BHK starts at ₹54.80 Cr

By Fortune Elite
Mumbai Region's No.1 Real Estate Business Leader (3rd Year) | Thane Road, Thane

[View Listings Near Here](#) | [Contact Seller](#)

24 more

739 sq.ft. | ₹15.45 X/sq.ft. | 2 BHK | 30th Nov, 2024 | Multiple of 22 Floors | Semi-Furnished

99acres | Buy | Rent | Sell | Home Loans

₹1.13 Cr | 2BHK 2Baths

Property No: 11111111 | Registration No: 11111111 | [View Property Details](#)

[Overview](#) | [Gallery](#) | [Owner Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#)

Property 1111

Target area: 627 sq.ft.

₹1.13 Cr @ ₹18,022 per sq.ft. (avg)

22nd of 22 Floors

2 Bedrooms | 2 Bathrooms | 4 Balconies

Fortune Elite Grand Central Vartak Nagar, Thane

Main Road

Dec 2023

magicbricks | Buy | Rent | Sell | Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Vartak Nagar > 2 BHK Flats for Sale in Vartak Nagar > 900 Sq.ft.

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₹1.13 Cr | EMI - ₹5k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Fortune Elite Grand Central, Vartak Nagar, Thane

2 Beds | 2 Baths | 4 Balconies | Unfurnished

Carpet Area: 627 sqft - ₹18,022/sqft

Project: Fortune Elite Grand Central

Floor: 22 (Out of 30 Floors)

Transaction Type: Resale

Furnished Status: Unfurnished

Age Of Construction: Under Construction

+4 Photos

Price Indicators Projects nearby Locality

99acres Buy - Enter Locality / Project / Society / Landmark

₹1.25 Cr Estimated EMI ₹10,585 **2BHK 2Baths**

RETA STATUS: AVAILABLE Website: <https://maharashtra.mahacorp.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Review

Property (11) Society (22)

Carpet area: 645 sq.ft. **2 Bedroom, 2 Bathrooms, 2 Balconies**

₹1.25 Crore + Govt Charges & Tax @ 19,379 per sq.ft. (Negotiable View Price) **Ashar Metro Towers Vartak Nagar, Thane**

24th of 39 Floors **North**

Main Road **Within 3 months** New Construction - Ready

99acres Buy - Enter Locality / Project / Society / Landmark

₹1.4 Cr Estimated EMI ₹1,11,819 **2BHK 2Baths**

RETA STATUS: NOT AVAILABLE Website: <https://maharashtra.mahacorp.gov.in/>

Overview Owner Details Price Trends Explore Locality Recommendations Article

Property (15)

Carpet area: 700 sq.ft. **2 Bedrooms, 2 Bathrooms, 1 Balcony**

₹1.4 Crore + Govt Charges & Tax @ 20,000 per sq.ft. (Negotiable) **Atlantic Enclave Vartak Nagar, Thane**

9th of 12 Floors **East**

Property Age: 5 to 10 Year Old

Price Indicators Projects nearby Locality

magicbricks
Buy
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Home Loans

₹1.25 Cr EMI - ₹56k | [Can I afford it?](#)

2 BHK 675 Sq-ft Flat For Sale in **Vartak Nagar, Thane**

2 Beds **2 Baths** **Unfurnished**

Carpet Area: **675 sqft** • ₹18,518/sqft

Floor: **Upper Basement (Out of 41 Floors)**

Lifts: **2**

Developer: **Purank Builders Ltd.**

Transaction Type: **New Property**

Finished Status: **Unfurnished**

Project: **Purank's Grand Central**

Facing: **South - East**

Type Of Ownership: **Freehold**

[Contact Agent](#)
[Get Phone No](#)
Last contact made 55 days ago

More Details

Price Breakup: **₹1.25 Cr | ₹1,600** Monthly

Booking Amount: **₹2.5 Lac**

Address: **Vartak Nagar, Thane - Central Thane, Maharashtra**

Landmarks: **Eastern Express Highway, viviana mall**

Furnishing: **Unfurnished**

Loan Offered: **Estimated EMI: ₹56377** | [Apply for Home Loan](#)

magicbricks
Buy
Rent
Sell
Home Loans

₹1.0 Cr EMI - ₹45k | [Can I afford it?](#)

2 BHK 800 Sq-ft Flat For Sale in **Vartak Nagar, Thane**

2 Beds **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area: **513 sqft** • ₹19,493/sqft

Floor: **9 (Out of 35 Floors)**

Facing: **North - East**

Lifts: **3**

Car Parking: **1 Covered**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Type Of Ownership: **Freehold**

Age Of Construction: **Under Construction**

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

More Details

Price Breakup: **₹1 Cr | ₹5,000** Monthly

Booking Amount: **₹1.0 Lac**

Address: **Vartak Nagar, Thane west., Vartak Nagar, Thane - Central Thane, Maharashtra**

Landmarks: **Panch Pakhadi is a LUXURY locality to buy an apartment, as compared to other areas in the surrounding areas**

Furnishing: **Unfurnished**

Flooring: **Ceramic Tiles, Vitrified**

Price Indicators Projects nearby Locality

99acres Buy - Enter Locality / Project / Society / Landmark

₹1.45 Cr @ 18,125 per sq.ft. **3BHK 3Baths**
Estimated EMI ₹1,15,812
1 BHK Apartment for Sale

REGISTRATION REGISTERED Registration No. PS170002889 Website: <https://maharajastat.maharajastat.maharajastat.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (3) Society (24)

Property Details:
 - Carpet area: 800 sq.ft.
 - Price: ₹1.45 Crore @ 18,125 per sq.ft. (All inclusive, Negotiable)
 - Floor Number: 23rd of 30 Floors
 - Property Age: 0 to 1 Year Old

Society Details:
 - 3 Bedrooms, 3 Bathrooms, 3 Balconies
 - Hubtown Greenwood Vartak Nagar, Thane
 - Park/Garden Pool, Main Road

99acres Buy - Enter Locality / Project / Society / Landmark

₹1.2 Cr @ 20,000 per sq.ft. **2BHK 2Baths**
Estimated EMI ₹1,05,344
1 BHK Apartment for Sale

REGISTRATION REGISTERED Registration No. PS170001340 Website: <https://maharajastat.maharajastat.maharajastat.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (9) Society (16)

Property Details:
 - Carpet area: 600 sq.ft.
 - Price: ₹1.2 Crore+ Govt Charges & Tax @ 20,000 per sq.ft.
 - Floor Number: 23rd of 33 Floors
 - Orientation: North
 - Property Age: 1 to 5 Year Old

Society Details:
 - 2 Bedrooms, 2 Bathrooms, 3+ Balconies with Others
 - Ekdanta New Suraj Tower Vartak Nagar, Thane
 - Park/Garden, Main Road, Club



As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 04.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
c=IN, email=manoj.chalikwar@vastukala.com, serialNumber=61a56a586ab8c09f98b7a55a8fca3fbb31f31bd2a
799e28f2e29a2276a25b1c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.04 17:11:29 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

₹ _____ (Rupees _____
_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 21.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Narang Realty Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 21.09.2023 Valuation Date - 04.10.2023 Date of Report - 04.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.09.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach



demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=9822b6c4fad35dc03edcf39e26865918490cf1d33d418
33115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41ad5a566a8@cc89a6b2a55a6f3e3efb31731b42
e394e282a299a228e1258c, @=MANOJ BABURAO CHALIKWAR
Date: 2023.10.04 12:13:45+05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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